AGENDA

July 20, 2020

Meetings of Standing Committees
Council Conference Room
6:45PM

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL
7:00PM

WebEx Telephone Number: 1-408-418-9388
WebEx Access Code: 129 963 2789

Livestream #1: https://www.facebook.com/cityofmishawaka/
Livestream #2: @MichianaAccessTV on Facebook
Livestream #3: Michiana Access TV
(Comcast and AT&T U-Verse Channel 99)

To connect on-line join using Microsoft Lync or Microsoft Skype for Business

Dial 1299632789@mishawaka.webex.com

Members of the public will be asked to place their microphone on mute during the Meeting, with the exception of any public hearing. At the appropriate point in the public hearing, the Council President will invite the public to unmute their microphone for purposes of submitting such comments, one person at a time. All persons wishing to make public comments will be asked to first state their name and address for the record. After completing his/her public comments, members of the public will once again be asked to place their microphone on mute. Thank you for your cooperation.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Minutes of the Regular Meeting of July 06, 2020

5. Petitions, Communications, Remonstrance and Memorials

6. Report of Special Committee

7. Ordinances on First Reading

8. Resolutions

R2020-14 Fiscal Plan for Annexation of 16813 Douglas Road

9. Ordinances on Second Reading

P.O. No. 2020-22 Annex & Zone to C-1 General Commercial for Future Medical Office – 16813 Douglas Road
(Assigned to Land Use Planning Committee)
VOTE ONLY

P.O. No. 2020-23 Investment of Public Funds Outside the Mishawaka City Limits
(Assigned to Budget and Finance Committee)

10. Privilege of the Floor – Non-Agenda Items

11. Unfinished Business

The matter of Ordinance No. 5699 – PUD Amendment to allow Quick Service Oil Changes as a use and Reduction of Parking Spaces, Setbacks and Landscaping – 317 W. Indian Ridge Blvd.

12. New Business

Mayor Wood COVID-19 Update

13. Adjournment – This meeting will be aired Wednesday at 9:00AM on the Public Access Channel

At this time, I know of no other business to come before the Council.
Deborah S. Block, IAMC, MMC, City Clerk

The City of Mishawaka acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to City sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements contact Susan Kile, ADA Coordinator, at (574) 258-1615.

Note: The Mishawaka Common Council has instituted changes in the way in which its meetings will be conducted during the current public health emergency. These changes are consistent with the terms of multiple Executive Orders issued by Governor Holcomb, as well as related legal guidance. It is anticipated that the Council's normal meeting procedures will be reinstituted at the conclusion of the public health emergency. In the meantime, physical attendance at Council meetings will continue to be restricted in accordance with relevant guidance related to limitations on public gatherings and social distancing. During the public health

emergency, Council members, as well as members of the public and media, will continue to be afforded the opportunity to remotely access Council meetings. Recordings of Council meetings (if applicable) and the minutes of the meetings will also be made available to the public and the media as soon as is possible.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

July 6, 2020

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall and via telephone on Monday, July 6, 2020 at 7:00PM. The meeting was called to order by President Gregg Hixenbaugh all were asked to stand for the Pledge of Allegiance, followed by a moment of silence in memory of former City Councilman Jerry DeDapper and also to remember the lives lost due to COVID-19.

Roll Call.
Present: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.

Others Present: Mike Trippel, Council Attorney and Clerk Block.

Minutes for the Regular meeting of June 15, 2020 were approved as received from the Clerk's Office.

Clerk Block read the following proposed ordinance by title and assigned committee.

PROPOSED ORDINANCE NO. 2020-23

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS PURSUANT TO INDIANA CODE 5-13-9-5
(Assigned to Budget & Finance Committee)

Clerk Block read the following proposed ordinances and opened the public hearing.

PROPOSED ORDINANCE NO. 2020-13

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS THE "ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA.
PUD Amendment to allow Quick Service Oil Changes as a use and Reduction of Parking Spaces, Setbacks and Landscaping – 317 W. Indian Ridge Blvd.
(Petitioner Requesting Amendment)

Mr. Hixenbaugh entertained a motion to delete the ordinance in its entirety and replace it with an amendment as proposed by the petitioner. Mr. Banicki made a motion with a second from Mr. Compton. Mr. Hixenbaugh requested a roll call vote to accept the petitioners amended ordinance.

Clerk Block roll call showed **Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.**

Mr. Hixenbaugh mentioned a committee report was received at the last council meeting and the meeting moved into the public hearing.

Peter J. Agostino, Attorney at Law, spoke on behalf of the petitioner. Mr. Agostino laid out the highlights of his statements from the prior meeting. Mr. Agostino stated the language added to the ordinance makes the council flexible to meet the marketplace. He stated the amended proposed ordinance conditions would satisfy the requirements for the petition. Mr. Agostino continued stating the proposed oil change facility would be complimentary to other services in the area and the building design would also be consistent with buildings in the area. Mr. Agostino continued said this establishment appears to have the best use for this parcel, would not have any negative effect on property values and it was consistent with the Comprehensive Plan. Mr. Agostino went on to addressing concerns regarding density with respect to the use and vehicles in the area. Mr. Agostino explained 20-30 vehicles a day will be occupying the surrounding area which could grow to 40-50 vehicles a day, which would not have a negative impact. Mr. Agostino concluded by stating slippery slope arguments, arguments made to consider points that were unlikely to occur, should not be considered since they were not based on logic.

Mr. Hixenbaugh clarified the amendment had been drafted with Mr. Trippel prior to the council meeting.

Ken Prince, City Planner, addressed Mr. Agostino's point regarding slippery slope arguments. Mr. Prince stated these arguments were used in the petitioners' argument when they used Drive N' Shine as an example of precedent for the area and also Midas was never designed to have access to Main Street which only occurred after the fact with Menards.

Mr. Compton asked how the oil change facility would have access to Main Street. Mr. Prince stated the entire Home Depot center and all other stores are accessible and fronts on Indian Ridge along with Main Street.

Mr. Hazen asked who the operator for the proposed oil change facility was. Mr. Agostino stated Mark Rykovich was available to answer the question.

Mark Rykovich, 7750 Cree Trail, stated the operator will be a Valvoline Franchisee, this location would be his 8th store, along with stores in Elkhart County and Lake County.

Mr. Mammolenti asked Mr. Banicki if he received any calls in opposition to the proposal. Mr. Banicki stated he has not received any calls for or against the proposal.

Mr. Hixenbaugh thanked Mr. Agostino and Mr. Prince for the detailed arguments and considerations for the council. Mr. Hixenbaugh stated he was less compelled by Mr. Agostino's slippery slope argument and it's important the council attempts to project what the establishment would do for the future of development in the area, if approved. Mr. Hixenbaugh felt the auto uses have already been set by Midas, Drive N' Shine, Costco, Sam's Club and the mechanical work they do, along with other drive-thru restaurants present in the area. Mr. Hixenbaugh continued stating he was compelled by the discussion of the market at the last council meeting and he believed the market had spoken on other uses coming in, making this the right time to begin developed. He continued to say with the amount of time passed without any business being put in vacate the lot; there was no reason to turn away a high-quality development. Mr. Hixenbaugh concluded stating the Comprehensive Plan was a matter that should be taken into account, but it should not drive the outcome and he would be voting in favor of the proposal.

Question was called for at 7:21PM for **PROPOSED ORDINANCE NO. 2020-13 AS AMENDED** **Vote: Motion passed (summary: Yes = 5, No = 4, Abstain = 0).**
Yes: Mr. Banicki, Mr. Mammolenti, Mr. Emmons, Mr. Compton, Mr. Hixenbaugh.
No: Mrs. DeMaegd, Mr. Hazen, Mr. Bellovich, Mrs. Voelker. Thus, it becomes **Ordinance No. 5699**

PROPOSED ORDINANCE NO. 2020-19

AN ORDINANCE AMENDING CHAPTER 125, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE HISTORIC PRESERVATION ORDINANCE" OF THE CITY OF MISHAWAKA, INDIANA.
Historic Preservation to include removal of historic district designation or de-designation

Mr. Bellovich reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. This was signed by the entire committee upon a second by Mr. Banicki motion carried.

Christa Hill, Associate Planner and Secretary of the Historic Preservation Commission, spoke in favor of **PROPOSED ORDINANCE 2020-19**. Mrs. Hill began stating in September of 2019, Indiana Landmarks hosted a de-designation workshop, attended by Mishawaka Historic Preservation Commission Chairman Doug Merritt, she said there had been reference to an incident in Fort Wayne where an individual wanted the historic designation removed from their home and it became complicated. Mrs. Hill continued stating the state legislature had added de-designation language back in 2013 but had not been adopted. Ms. Hill concluded stating they were looking to adopt it, referring to Indiana Code 36-7-11-23 if the state code were to be changed.

Mr. Compton asked for a rundown how someone would go about removing a historic designation from a home. Mrs. Hill explained the removal would begin with an application listing 10 to 12 different criteria to be provided, then it will go through the Historic Preservation Commission and the Council as well.

Question was called for at 7:27PM for **PROPOSED ORDINANCE 2020-19** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).**

Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh. Thus, it becomes **Ordinance No. 5700**

PROPOSED ORDINANCE NO. 2020-20

AN ORDINANCE TO MAINTAIN NORMAIN HEIGHTS AS A CONSERVATION DISTRICT IN THE CITY OF MISHAWAKA

Mr. Banicki reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. This was signed by the entire committee upon a second by Mr. Compton motion carried.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 9). Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.

Christa Hill, Associate Planner and Secretary of the Historic Preservation Commission, spoke in favor of **PROPOSED ORDINANCE 2020-20**. Mrs. Hill began stating in May 2017, the council approved Ordinance 5574, as amended, for a conservation district for the Normain Heights district. She said the conservation phase lasted for 3 years and a vote was held for the estimated 315 homes in the area to either become a full historic district or continue to stay a conservation district. Mrs. Hill stated 175 votes were in opposition to become a full district and they are now coming before the council for approval.

Mrs. Voelker asked what the difference was the between a full historic district and a conservation district. Ms. Hill stated a conservation district only requires a certificate of appropriateness to come before the Historic Preservation Commission for the demolition of a home, construction of a new home, or the moving of a home. She continued to explain a full historic district would have to come before the Historic Preservation Commission if they wanted a new deck, put in new windows, change the roofing material, etc. Mrs. Hill explained in this instance with Normain Heights they were not looking for something that strict but wanted to maintain and preserve their neighborhood as it is.

Mr. Banicki asked would this policy be for another three-year period. Mrs. Hill stated it is one three-year period, but they now will not have to come back before the council unless the neighborhood agrees to upgrade.

Mr. Hixenbaugh asked if the action to approve the ordinance would change the circumstance for the neighborhood that has existed for the past three years. Mrs. Hill stated approving the ordinance would maintain the conservation district as approved in 2017.

Mr. Mammolenti asked if the votes taken by the residents would support the extension of the conservation status. Mrs. Hill stated the residents would have to oppose in order to keep the conservation district or vote yes to be in favor of a historic district.

Mrs. Voelker complemented Ms. Hill and the Historic Preservation Commission for all the steps they took in this process.

Question was called for at 7:35PM for **PROPOSED ORDINANCE 2020-20** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).**
Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh. Thus, it becomes **Ordinance No. 5701**

PROPOSED ORDINANCE NO. 2020-21

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS THE "ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA
To Rezone from I-2 Heavy Industrial to R-1 Single Family Residential to allow for addition to Garage on property with an existing Single-Family House – 3706 York Street

Mr. Emmons reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. This was signed by the entire committee upon a second by Mr. Banicki motion carried.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).
Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.

Ken Burdner, 3706 York Street, spoke in favor of **PROPOSED ORDINANCE 2020-21**. Mr. Burdner stated this addition would be used for storage to keep boat and lawnmower parts out of the weather.

Question was called for at 7:39PM for **PROPOSED ORDINANCE 2020-21** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).**
Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh. Thus, it becomes **Ordinance No. 5702**

PROPOSED ORDINANCE NO. 2020-22

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA PROVIDING ZONING CLASSIFICATION THEREFORE

Annex & Zone to C-1 General Commercial for Future Medical Office – 16183 Douglas Road
PUBLIC HEARING – NO VOTE

Satish Adusumilli, 51112 Old Cottage Drive Granger, IN, spoke in favor of **PROPOSED ORDINANCE NO. 2020-22**. Mr. Adusumilli stated the area was starting to become a medical use area. Mr. Adusumilli also stated he was a veterinarian and the goal was to open an office of his own there in the future.

Mr. Compton asked if the property was located on the corner of Douglas Road and Seneca Drive. Mr. Adusumilli stated the property was between Grape Road and State Road 23. Mr. Compton asked where the exact location of the building would be. Mr. Adusumilli stated it would be between the Insurance office and the 7-11 gas station.

The public hearing closed at 7:44PM.

PRIVILEGE OF THE FLOOR – NON-AGENDA ITEMS

Craig Johnson, 205 Indiana Avenue, spoke about the construction of the new sidewalk on the campus of Mishawaka High School. Mr. Johnson stated the construction was pushing more than two feet further into the street than it was supposed to. Mr. Johnson also stated cars parked on the street were pushed out further and could get hit. He said between 115 and 217 Indiana Avenue, there were 27 automobiles with only 2 driveways to hold cars. Mr. Johnson concluded expressing his concern with traffic flow and safety of the residents in the neighborhood.

Mr. Hixenbaugh suggested Mr. Johnson speak with Mr. Prince at the conclusion of the council meeting. Mr. Hixenbaugh also suggested he speak with Mike Faulkner, Director of Facilities for the school corporation to voice his issues and to also email the Clerk's Office with pictures to share with the council.

Mr. Emmons gave the school's number 254-4500 to contact Mr. Faulkner.

UNFINISHED BUSINESS

Reconsideration of Proposed Ordinance No. 2020-17, Ordinance No. 5697 for publication. A committee report had been received in the prior meeting.

Clerk Block explained there was an error in the publication for the public hearing which required republication for the ordinance and requested the council to reconsider opening for public hearing.

Question was called for at 7:53PM for **PROPOSED ORDINANCE No. 2020-17** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).**
Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.

NEW BUSINESS

Mayor Wood gave an update in regard to COVID-19 related matters. Mayor Wood began stating it has been a very stable situation in Mishawaka. He said the city was operating under the Governor's phase 4.5. Mayor Wood stated there have been no new cases for City employees reported through the clinic. He said the Parks department has begun scheduling a Concert Series and canceled the concert at Battell Park on the evening of July 6th due to the heat index. Mayor Wood stated there are 6-foot circles in the park so families would be able to social distance. He mentioned The Farmers Market downtown has been moved to Beutter Park. Mayor Wood stated equipment and supplies are at healthy levels and in good shape. Mayor Wood concluded he anticipated the council is receiving reports from the hospital with updates on the virus.

Mr. Compton asked how many employees in the city of Mishawaka have been diagnosed with COVID-19. Mayor Wood stated he was not aware of any positive reports outside of it being confined to the Fire Department and some spouses of the firefighters. Mr. Compton stated they had been getting reports from the Chief and he appreciates the information being passed along. Mayor Wood stated the citizens of Mishawaka are doing an outstanding job and as a result are not a hotspot. Mr. Compton also asked to continue to monitor the virus closely and to stay on it but knows the Mayor will.

Mr. Mammolenti asked Mayor Wood to thank Chief Woodward and the rest of the firefighters for the great job of containing the virus.

Mr. Hixenbaugh thanked Mayor Wood for the information and stated the news is not as positive for Elkhart County. Mr. Hixenbaugh stated the CDC would send investigatory groups to Elkhart and asked Mayor Wood if there was interaction from county to county regarding the action taken for the virus. Mayor Wood stated the County Health Departments are working closely together and the Memorial/Beacon hospitals were coordinating daily.

Mr. Compton stated on the 4th of July, his lights along with other electricity in the city had gone out. He began looking around on social media and it appeared a power poll had been hit. Mr. Compton stated he drove to a family gathering and noticed city of Mishawaka linemen working and stopped to thank them for their work. Mr. Compton expressed his appreciation for their unsung work throughout the city, especially on a holiday. Mr. Compton also added the use of fireworks in the community is out of control and would like some sort of change to occur. He understood celebration and enjoying the holiday but would like the city to assess it. Clerk Block stated there is an ordinance regarding fireworks and Mr. Compton stated something should be done outside of the ordinance as well.

Mr. Mammolenti announced the second Twin Branch neighborhood zoom meeting went well and they will be taking the summer off. Mr. Mammolenti also stated they would let the public know when the next meeting will be.

Mr. Hixenbaugh concluded the meeting by reading the following statement:

The Mishawaka Common Council has instituted changes in the way in which its meetings will be conducted during the current public health emergency, which has been extended to August 3rd. These changes are consistent with the terms of multiple Executive Orders issued by Governor Holcomb, as well as related legal guidance. It is anticipated that the Council's normal meeting procedures will be reinstituted at the conclusion of the public health emergency. In the meantime, physical attendance at Council meetings will continue to be restricted in accordance with relevant guidance related to limitations on public gatherings and social distancing. During the public health emergency, Council members, as well as members of the public and media, will continue to be afforded the opportunity to remotely access Council meetings. Recordings of Council meetings (if applicable) and the minutes of the meetings will also be made available to the public and the media as soon as is possible.

ADJOURNMENT 8:08PM

Deborah S. Block /s/	Gregg A. Hixenbaugh /s/
Deborah S. Block, IAMC, MMC, City Clerk	Gregg A. Hixenbaugh, President

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR DEPARTMENT OF BUILDING, COMMUNITY DEVELOPMENT & PLANNING

July 14, 2020

Mr. Dale Emmons, 1st District City Council
Mr. Mike Bellovich, 2nd District City Council
Mr. Anthony Hazen, 3rd District City Council
Mrs. Kate Voelker, 4th District City Council
Mr. Michael Compton, 5th District City Council
Mr. Ron Banicki, 6th District City Council
Mr. Gregg Hixenbaugh, At Large City Council
Mr. Matt Mammolenti, At Large City Council
Mr. Maggie DeMaegd, At Large City Council
Mrs. Deborah S. Block, City Clerk

RECEIVED
DEBORAH S. BLOCK, MMC
JUL 14 2020
CITY CLERK
MISHAWAKA, IN

Re: Fiscal Plans and Approving Resolutions for proposed Ordinances to Annex and Zone property into the City of Mishawaka: 16813 Douglas Road, Mishawaka, IN 46545

Dear Council Members and Clerk:

Attached herewith for your review is a copy of the Fiscal Plan and approving resolution prepared by the Planning Department in accordance with the requirements of the State of Indiana Code Section 36-4-3-3.1. This document provides basic information about the area to be annexed, and describes how the City of Mishawaka will provide services to the area to be annexed.

Prior to preparing a fiscal plan, copies of the proposed request are forwarded to all applicable City Departments. The Departments are then asked what expenditures/costs will be required to service the area and if the request can be accommodated with the funds currently approved within the City Budget. In this case, given that the property is immediately adjacent to existing City limits, and that the developer is responsible for installing, and if necessary extending, all utilities to the site and constructing any required improvements within the public right-of-way, no additional expenditures are anticipated at this time.

Staff will present a brief summary of the plan and be prepared to respond to questions at the Common Council meeting on July 20, 2020.

If you have any questions, please feel free to contact our office at your convenience.

Sincerely,

Derek J. Spier, AICP
Senior Planner & Economic Development Specialist

cc: David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

JUL 14 2020

CITY CLERK
MISHAWAKA, IN

RESOLUTION NO. 2020-14

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION, ADOPTING A WRITTEN FISCAL PLAN, AND A DEFINITE POLICY FOR ANNEXATION FOR THE PROPERTY LOCATED AT:

16813 Douglas Road, Mishawaka, IN 46545.

WHEREAS, the Common Council of the City of Mishawaka desires to consider the annexation of territory adjacent to the City in accordance with a definite policy and all applicable laws and restrictions.

WHEREAS, the entire area proposed for annexation has either petitioned for annexation or signed a consent regarding annexation.

WHEREAS, Indiana Code Section 36-4-3-3.1 requires a municipality to develop and adopt a written fiscal plan and establish a definite policy by resolution.

WHEREAS, the said fiscal plan has been reviewed and is otherwise consistent with the requirements of Indiana Code 36-4-3-13.

WHEREAS, the Department of Planning has prepared said fiscal plan with the input of each applicable City department. Furthermore, based on the review of each City department, a comparable level of City services can be provided to the proposed annexation area when compared to similar geographic areas of the City.

WHEREAS, the Department of Planning has prepared a written policy on annexation that has been incorporated within the fiscal plan.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of this resolution as required by law, and is initiating an ordinance to annex the following property, legally described as:

SOUTH 275.84' OF LOT 1 OF EPA DOUGLAS ROAD MINOR INCLUDING PUBLIC RIGHT-OF-WAY, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA.

COMMON ADDRESS: 16813 DOUGLAS ROAD, MISHAWAKA, IN 46545

Section II. Following the review of documents prepared by the Department of Planning and presentation, the Common Council hereby adopts the Fiscal Plan and Annexation Policy as it relates to the aforementioned properties.

Section III. This Resolution shall be in full force and effect after its adoption by the Common Council and approval by the Mayor, as required by law.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _________ day

of __________________, 2020, at ____________ o'clock ___.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this ________ day of ______________________,
____

2020, at __________o'clock ___.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _________ day of ____________________ 2020, at

___________ o'clock ____.M.

____
David A. Wood, Mayor

City of Mishawaka

C & H Wallace Family LLC
16813 Douglas Road
Annexation

Property located North of Douglas Road Approximately 1,500' West of Grape Road

July 2020

Prepared by:
City of Mishawaka
Department of Planning
600 E. Third Street
Mishawaka, IN
46544-2241

Phone: (574) 258-1625
Fax: (574) 968-6999
E-mail: planning@mishawaka.in.gov

C & H WALLACE FAMILY LLC
16813 DOUGLAS ROAD
ANNEXATION FISCAL PLAN

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SOUTH 275.84' OF LOT 1 OF EPA DOUGLAS ROAD MINOR INCLUDING PUBLIC RIGHT-OF-WAY, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA.

COMMON ADDRESS: 16813 DOUGLAS ROAD, MISHAWAKA, IN 46545

TAB A- CITY OF MISHAWAKA ANNEXATION POLICY

CITY OF MISHAWAKA ANNEXATION POLICY

GENERAL POLICY

The City of Mishawaka recognizes that as the population of St. Joseph County grows and development trends change, there will be a continuous demand for infrastructure and urban services provided by cities such as Mishawaka. Infrastructure includes, but is not limited to, water, sanitary sewer, electric, and transportation. Urban services include, but are not limited to, police, fire, and emergency medical services. With a stable tax rate, low crime rate, outstanding public schools, and strong neighborhoods, the City of Mishawaka is a livable community where families and businesses desire to locate. The expansion of infrastructure and services combined with the desire of families and businesses to locate in Mishawaka has necessitated the City to create a policy on annexation.

It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services. Although exceptions will be considered for large industrial projects or proposals related to specific economic development efforts, the City recognizes that compact and contiguous growth promotes the cost-effective delivery of services.

The City of Mishawaka continues to promote the logical expansion of infrastructure into the unincorporated areas of the county contiguous to the City on request provided there is availability. The voluntary extension of infrastructure, such as water and sewer, requires the benefactor(s) of that infrastructure to waive or consent to future annexation at the time of connection. The extension of infrastructure does not automatically equate to the immediate annexation of property. To meet the statutory requirements for annexation, both infrastructure and urban services must be provided. As such, many unincorporated areas are currently provided with public rate-supported utilities by the City that will not be suitable for annexation in the foreseeable future. Thus, it is the policy of the City of Mishawaka that the initiation of annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City. To consider annexation, infrastructure and urban services must be available to the proposed annexation area at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka.

IMPACT OF ST. JOSEPH COUNTY GROWTH

The City of Mishawaka also recognizes the impact growth and development currently occurring in unincorporated St. Joseph County has on annexation efforts. There has been a trend in St. Joseph County to allow for development on septic and well systems sporadically throughout the county. As is currently the case in St. Joseph County, there are numerous examples of the problems associated with this type of sprawling development. Septic systems based on poor installation or lack of maintenance; contribute to the pollution of both surface and groundwater. Based on groundwater concerns, residents desire to connect to public water systems. Residents are also calling for urban services, rather than the rural services typically provided by county governments. Residential streets need to be plowed, and emergency response times for police, fire and emergency medical services frequently exceed the times typically expected of suburban development.

As the population of these areas increase, the demand/need for infrastructure and increased urban services will grow exponentially. Due to the sprawling nature of this development, the cost for providing infrastructure and urban services to the existing City of Mishawaka standard far exceeds the tax revenue generated by these areas. This point has been addressed within this annexation policy because of the past concerns expressed by some residents/property owners of these areas who have been historically opposed to annexation. These concerns, for the most part, are based in fear and do not reflect the reality of the practical constraints of annexation. For the record, the cost of providing services, based on the sprawled growth and statutory limitations, makes it both undesirable and not readily feasible for the City of Mishawaka to annex large non-contiguous developed areas.

This point has also been included to identify the reciprocal concern of the City relative to the sprawling growth within unincorporated St. Joseph County. Currently, the taxpayers within the City of Mishawaka pay City taxes to sustain infrastructure and a desired level of urban services. Furthermore, the taxpayers of the City of Mishawaka also pay county taxes that are used in part to provide similar services to county residents. Cities are wholly responsible for these services within their respective jurisdictional areas. These services include, but are not limited to, road maintenance, police patrols, and emergency medical services. These are services subsidized by general county tax dollars that the City of Mishawaka contributes to but does not receive the corresponding reciprocal benefit. The taxpayers of the county do not pay taxes that directly or indirectly support these services within the City. Based on the current division of general county funds, this equates to the City of Mishawaka financially subsidizing the sprawling growth of the county. Accordingly, the City of Mishawaka continues to seek a more equitable distribution of existing general county tax revenues. Furthermore, based on this existing inequity, it is an important objective of the City to work with county officials to ensure that there are not future increases in spending to address the problems associated with sprawling unincorporated development. The City also recognizes the need to develop fair cost-sharing practices to provide for regional services that does not adversely impact the residents of the City, while still providing for the needed/desired services in the unincorporated county.

Although the equitable distribution of tax dollars is an important concern, the City also recognizes that the problems associated with this sprawling unincorporated development also impacts the City of Mishawaka. The City is impacted by the limitations existing development has on future City growth, and the corresponding increased costs of extending infrastructure. As such, the City of Mishawaka will continue to work with the county in a cooperative effort, where possible, to address problems. However, it is only fair that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the tax payers of the City of Mishawaka.

STATUTORY LIMITATIONS

The City of Mishawaka also recognizes the burden placed on municipalities within St. Joseph County based on the statutory requirements on Municipal Annexation and Dis-annexation. The controlling legislation on annexation is established by the Indiana Code 36-4-3-series.

The statute also places minimum requirements on municipalities regarding providing services to proposed annexation areas, the timing of implementation, and contiguity requirements. The statute also requires that a fiscal plan be adopted showing how the costs associated with providing services will be paid. An estimated amount of time required for voluntary annexation is three to four months. The increased time required to process an annexation has placed a burden on real estate transactions and development on the fringe of the City. It is not uncommon to have annexation placed as a condition on the sale of property by the buyer. Annexation is typically requested because City services are desired or needed to serve the proposed project. This increased time frame when compared to the traditional rezoning process has the potential for directing appropriate contiguous growth away from the City due to the lack of suitable available property that can be developed in a short period of time.

IMPLEMENTATION OF POLICY

The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties. The purpose of this evaluation is to examine the proposed annexation area to the existing City limits relative to providing a compact and contiguous City boundary.

Annexation law significantly limits the ability of municipalities to annex property without the consent of the majority of property owners. Therefore, the City has deemed it necessary to review adjacent unincorporated properties that have not requested annexation at the time a voluntary annexation is proposed. Although this may ultimately necessitate the annexation of property without the consent of a minority of the adjacent property owners, this policy provides for a means to expand the City boundary in a compact and contiguous manner that would otherwise not be possible based on statutory requirements.

A secondary purpose of this policy is to reduce the number of separate contiguous annexation petitions that are likely to be filed within a short period of time. The potential inclusion of additional property as part a proposed annexation petition will counteract the discouraging development influence of time limitations placed by the Indiana Code.

In the past, voluntary annexations without this policy have created a chaotic City boundary that promotes the inefficient delivery of services for both the City of Mishawaka and St. Joseph County. Chaotic refers only to the physical geographic location of the boundary. Common chaotic configurations include *saw-tooth shapes, islands*, and *adjacent pockets*. The attributes of these boundary configurations are described as follows:

A *saw-tooth boundary* refers to shape where contiguous properties located along a single roadway change municipal boundaries multiple times in a relative short distance. This situation creates difficulties in providing for the efficient delivery of services. Specifically, it is more difficult for the postal service, police, fire, and emergency medical providers to determine the physical limits of jurisdictions in the field. Under non-emergency circumstances, this situation is likely to result in inconveniences only. However, in emergency situations, confusion on boundary locations in the field has the potential to delay providing potentially life saving services, or could otherwise promote providing double coverage for the area limiting the ability of one provider to respond to other calls.

An *island* refers to unincorporated areas that are physically surrounded by the incorporated City. This situation provides for the inefficient delivery of services for both the City of Mishawaka and unincorporated St. Joseph County. Services such as trash removal, snow plowing, road maintenance, police, fire, and emergency medical services could all potentially require one service provider to travel through another service provider's jurisdictional area. This inherently inefficient situation potentially increases the costs of providing services for both jurisdictions.

Adjacent pockets refers to unincorporated area that is reasonably adjacent to the City and is currently served at least in part by City infrastructure. When the infrastructure was provided to these areas, these areas were typically located on the fringes of the City where other services were either not available or desired at the time. However, as the demand for growth and development continues, the demand for additional services also grows. Over time, pockets are also typically provided with some peripheral City services without expense. Emergency service providers within the City of Mishawaka and St. Joseph County have consistently worked together to provide reciprocal assistance in responding to calls when the other provider is either occupied or at a considerable distance, provided resources are available. Typically, due to the general location adjacent to the City and the increased ability of the City to provide services, these pocket areas will intermittently receive City emergency services.

Furthermore, pockets become obstacles to the future expansion of infrastructure and services. They are considered obstacles due to the contiguity requirements established by the Indiana Code for annexation. If these pockets are not annexed over time, the City is prevented from expanding. The annexation of these pocket areas not only allows for the continued growth of the City, but also provides for the efficient and equitable delivery of services.

SUMMARY

- It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services.

- It is the policy of the City of Mishawaka that the annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City.

- To address existing sprawl and inequitable distribution of general county tax dollars, it is the policy of the City of Mishawaka that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the taxpayers of the City of Mishawaka.

- The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties to promote the efficient delivery of services and remove chaotic boundary configurations.

SOUTH 275.84' OF LOT 1 OF EPA DOUGLAS ROAD MINOR INCLUDING PUBLIC RIGHT-OF-WAY, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA.

COMMON ADDRESS: 16813 DOUGLAS ROAD, MISHAWAKA, IN 46545

TAB B- BASIC DATA & FISCAL ANALYSIS

BASIC DATA & FISCAL ANALYSIS

A. LOCATION AND SIZE

The area proposed for annexation is illustrated on the following maps and shown on the accompanying aerials. This area is legally described as follows:

SOUTH 275.84' OF LOT 1 OF EPA DOUGLAS ROAD MINOR INCLUDING PUBLIC RIGHT-OF-WAY, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA.

COMMON ADDRESS: 16813 DOUGLAS ROAD, MISHAWAKA, IN 46545

Annexation Area

The area to be annexed is located north of Douglas Road approximately 1,500' west of Grape Road, and includes one (1) parcel of property with a common address of 16813 Douglas Road, Mishawaka, IN 46545. The parcel is vacant and has a current tax identification number of 002-2018-0379.01. The property is bound to the west and south with approximately 472.99 linear feet being incorporated into the City, while the remaining adjacent properties are located in unincorporated St. Joseph County. The property is currently zoned "R" Single Family District within unincorporated St. Joseph County. If annexed, the property will be zoned C-1 General Commercial District and purchased by Satish Adusumill for the potential development of a medical office. There are no immediate plans for developing the property.

Contiguity with the Existing City Limits

The property to be annexed into the City includes 1.07 acres. The external boundary of the annexation area measures 946.01 linear feet with 472.99 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 50% of the total external boundary. This is in excess of the minimum 12.5%, or 1/8, of the boundary that is required to be contiguous based on the determination requirements of the Indiana Code.

B. TOPOGRAPHY AND EXISTING USE/IMPROVEMENTS

The property is relatively flat with minimal relief across the site. Per the generalized two (2) foot contour topographic maps, elevations range from over 756 feet in the northeast corner of the property to 752 feet along Douglas Road. The property is vacant with a row of evergreen trees on the west and north property lines. An access drive is located along the east property line providing access from Douglas Road to the property to the north.

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is currently zoned R Single Family District within unincorporated St. Joseph County and is vacant land. If the Mishawaka Common Council approves the annexation request, the area will be zoned to the C-1 General Commercial District.

D. ASSESSMENT

The territory to be annexed consists of one (1) parcel of land. The Land Valuation shown below is based upon current GIS parcel data:

Tax ID Number	Property Owner	Number of Acres	Land & Imp. Valuation
002-2018-0379.01	C & H Wallace Family LLC	1.07 ACRES	$4,700

E. CURRENT TAX RATE

The City's tax rate 2019 payable 2020 was $2.0226 per $100 of assessed valuation. For property owners in Clay Township, in which this proposed annexation is located, the total taxes will be $4.2474 per $100 of assessed valuation. Property owners in this area currently pay $2.433 per $100 of assessed valuation. These rates are based on the best information available at the time this plan was prepared. Actual tax rates may vary.

Tax District	Existing Tax Rate	Tax Rate after Annexation
Clay Township	2.433	4.2474

The City's tax rate has remained relatively stable over the years:

2019	$2.0226
2018	$2.0701
2017	$2.0516
2016	$1.9977
2015	$1.8750
2014	$2.0062
2013	$1.9086
2012	$1.8186
2011	$1.7362
2010	$1.6741
2009	$1.6557
2008	$1.5283
2007	$1.3326
2006	$1.3899
2005	$1.3382
2004	$1.3313
2003	$1.2476
2002	$1.8627
2001	$5.5007 [1]
2000	$5.2417

[1] *Change in Tax Code*

F. NEW ADDRESSES

If the proposed annexation is approved, the property will be zoned C-1 General Commercial District to allow a medical office. Although there are no immediate plans for development, the property will be developed in accordance with the requirements of the City of Mishawaka Zoning Ordinance. Addresses would be assigned by the City of Mishawaka Engineering Department if and when the property is developed.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

Every proposed annexation area to the City of Mishawaka is reviewed by each pertinent City department or agency that would ultimately be required to provide infrastructure and/or urban services to a given area. Departments were asked to evaluate the location, area, and existing conditions of this proposed annexation area relative to providing infrastructure and urban services at a standard that is identical to other areas of the

City. In determining required services, departments reviewed the area relative to similar geographic and use areas that currently exist within the City of Mishawaka.

The standards for infrastructure and services provided by the City of Mishawaka, broken down by department, have been included within this document following Tab C. After establishing an understanding of the existing conditions, each department or agency was asked to identify any capital improvements required to serve the proposed annexation area to meet existing city standards. It will be the responsibility of any future property owner/ developer to bear any expense required to connect to existing City services. Given the location of the proposed annexation area, adjacent to the existing city limits, and, considering the size of the area, each department identified that non-infrastructure-related services could be provided to the proposed annexation area with no additional expenditures. Increased maintenance costs for non-rate supported services, were identified as minimal and well within the approved budgets for each department.

Given that no consequential additional expenditures are anticipated, the itemization of costs associated with providing each service is not possible relative to the annexation area. However, to document that funds have been approved and are available for the services identified, a copy of the approved year 2020 City budget has been attached to the Summary of Service Report for each applicable non-rate supported department. These budgets identify the costs for personnel, equipment, repairs, and other expenditures anticipated for the budget year. Budgets for any department are available for the review of the public upon request at City Hall.

H. TERMS AND CONDITIONS

The City of Mishawaka will provide a level of basic services, including infrastructure and urban services, at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka. The specific date of implementation of services has been identified within the description of specific services where applicable. Given the location of the proposed annexation area, the size of the area, and the presence of existing infrastructure, no capital expenditures are required to serve the proposed annexation area. Basic services, not otherwise specified, will be provided to the annexation area within one year of the effective date of the annexation as required by law. However, it is anticipated that the majority of basic services will be available immediately or at least in a timely manner.

The effective date of annexation, if approved, will be thirty days from the date of approval of the annexation ordinance as required by law.

I. FISCAL IMPACT ON TAXPAYERS, MUNICIPAL FINANCES, AND POLITICAL SUBDIVISIONS

<u>Analysis:</u>

The property proposed to be annexed is currently vacant with no taxable improvements or structures.

Per the contingent owner and developer, construction on an approximate 2,500 sq. ft. medical office building is not anticipated to begin until early spring 2025. Development costs, which are currently estimated at $500,000, will likely increase prior to construction.

Since the property will not be developed over the next four years, the current and future assessed valuation for the time period covered by this are identical. Once the property is developed, the assessed valuation should significantly increase providing additional revenue for all taxing units.

The current and future political subdivisions and their associated tax rates were determined by the geography of the property and the attached "Tax Rate Chart for the year 2019 payable 2020". (See Tab "D" / Appendix "C".) This chart is provided by the St. Joseph County Auditor's Office.

Current property assessed valuation:

$4,700

Current Property Taxes Generated from the Property:

The current property taxes that are being generated from the property were determined utilizing on online estimator available through the Indiana Gateway for Government Units > Taxpayer Portal > Tax Bill Estimator website. The current URL address for this estimator is https://gateway.ifionline.org/CalculatorsDLGF/taxcalculator.aspx.

The website requires you to enter the geographic location of the property by County, Township, and School Corporation. You then enter the type of property, if it is a homestead (owner-occupied residential); residential rental, non-homestead residential, and agricultural; or other. You then input the assessed valuation and it estimates the maximum tax bill as well as the property tax cap credit if applicable.

This calculation has been done with a scenario before annexation for other property due to it being vacant property, then following annexation for other (vacant) identifying the property as now being subject to the City tax rate.

The estimated property tax value for the property is as follows:

Prior to annexation: $114

Following annexation: $141

Political Subdivisions before Annexation:

Percent of tax rate and corresponding yearly estimated property tax revenue*

- St. Joseph County (27.9%) - $31.81
- Clay Township (14.4%) - $16.42
- PHM School Corporation (42.8%) - $48.79
- Mishawaka Penn Harris Library (13.1%) - $14.93
- Airport Authority (1.8%) - $2.05

** Estimates may not equal estimated tax value due to rounding.*

The current tax rate of all of these entities combined is 2.433%.

The tax rate will increase to 4.2474% upon annexation to the City. The revenue will not increase significantly until the site is developed given that the property is currently close to the tax cap. Thus, the distribution of property tax revenue will decrease for existing taxing entities based on getting a smaller percentage of revenue when the City tax rate and to a very minor extent, the South Bend Transpo rate is added to the overall rate. The following estimate is based on the property remaining undeveloped over the next four years. Significant revenue increases are anticipated for all taxing units after the property is developed.

Political Subdivisions following Annexation:

Percent of tax rate and corresponding yearly estimated revenue including estimated annual decreases for existing taxing units upon annexation*

- St. Joseph County (16.0%) - $22.56 (-$9.25 per year)
- Clay Township (0.7%) - $0.99 (-$15.43 per year)

- PHM School Corporation (24.5%) - $34.55 (-$14.24 per year)
- Mishawaka Penn Harris Library (7.5%) - $10.58 (-$4.35 per year)
- Airport Authority (1.0%) - $1.41 (-$0.64 per year)
- South Bend Transpo (2.6%) - $3.67
- City of Mishawaka (47.6%) - $67.12

** Estimates may not equal estimated tax value due to rounding.*

Four Year Projection of Property Tax Revenue following Annexation (above numbers x4)

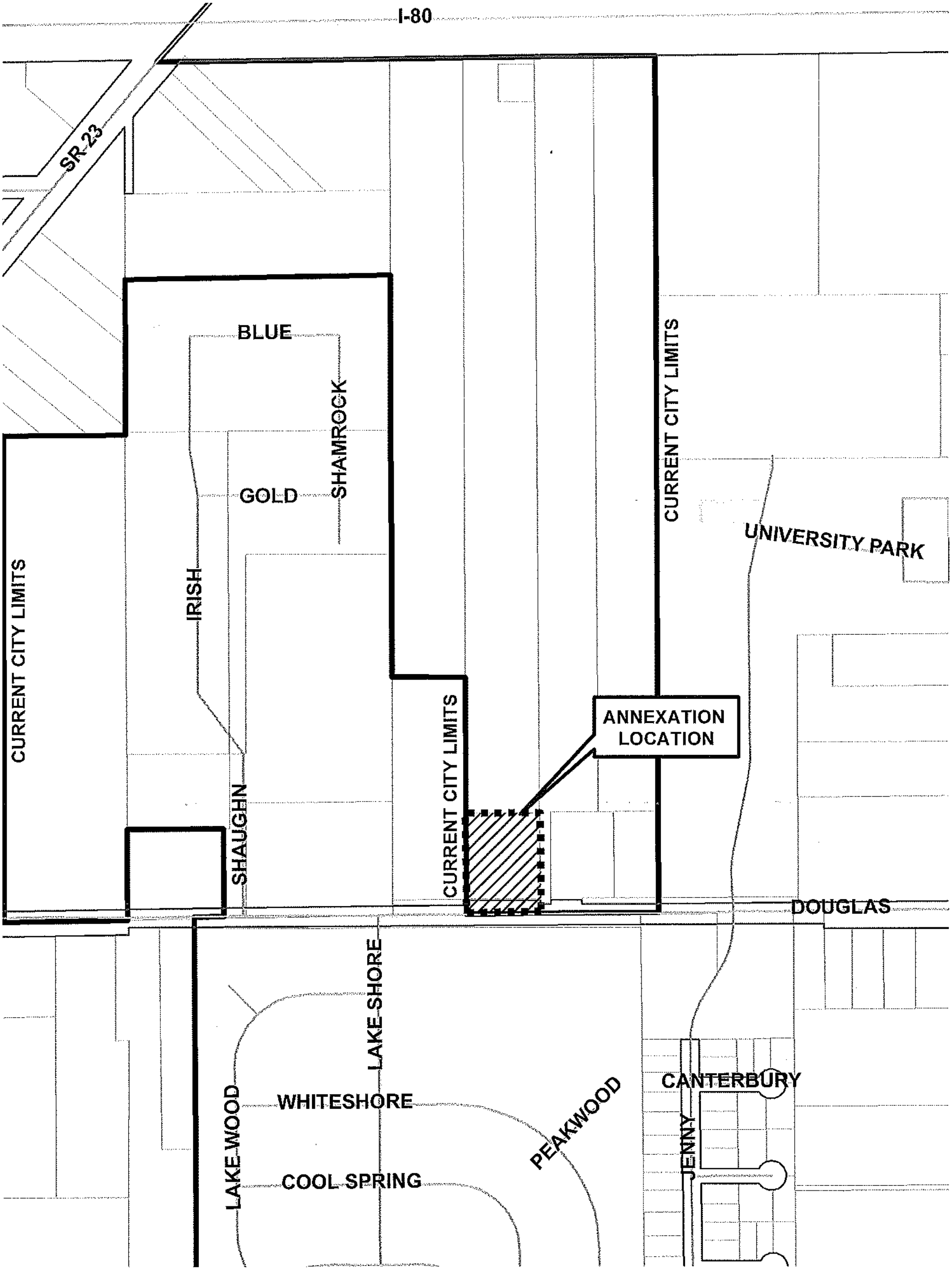
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

- St. Joseph County $90.24
- Clay Township $3.96
- PHM School Corporation $138.20
- Mishawaka Penn Harris Library $42.32
- Airport Authority $5.64
- South Bend Transpo $14.68
- City of Mishawaka $268.48

J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

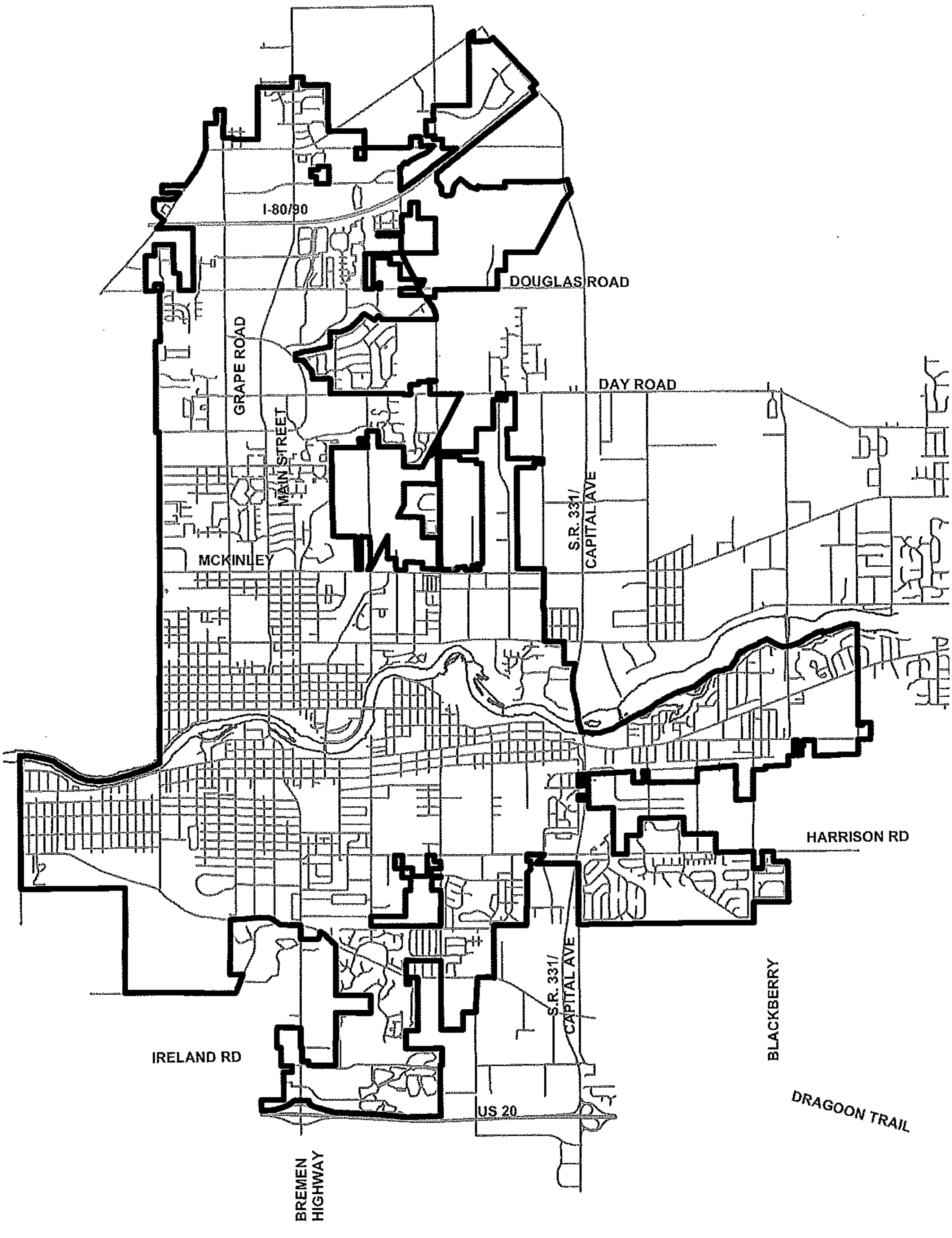
Pursuant to I.C. 36-4-3-4.2 under certain circumstances the City would be required to assume a portion of indebtedness as it would pertain to the proposed annexation area. Specifically, this would be required if the County had used property tax revenue to repay debt used to build infrastructure within the annexation area, or if income tax was being generated from the property in question that was being used to pay off applicable county wide debt that would now be allocated to the City upon annexation.

Upon reviewing the site and the information identified in Tab "D" / Appendix "D", there is no County infrastructure debt associated within the proposed annexation, nor is there any outstanding county debt on infrastructure that is payable by a local option income tax.

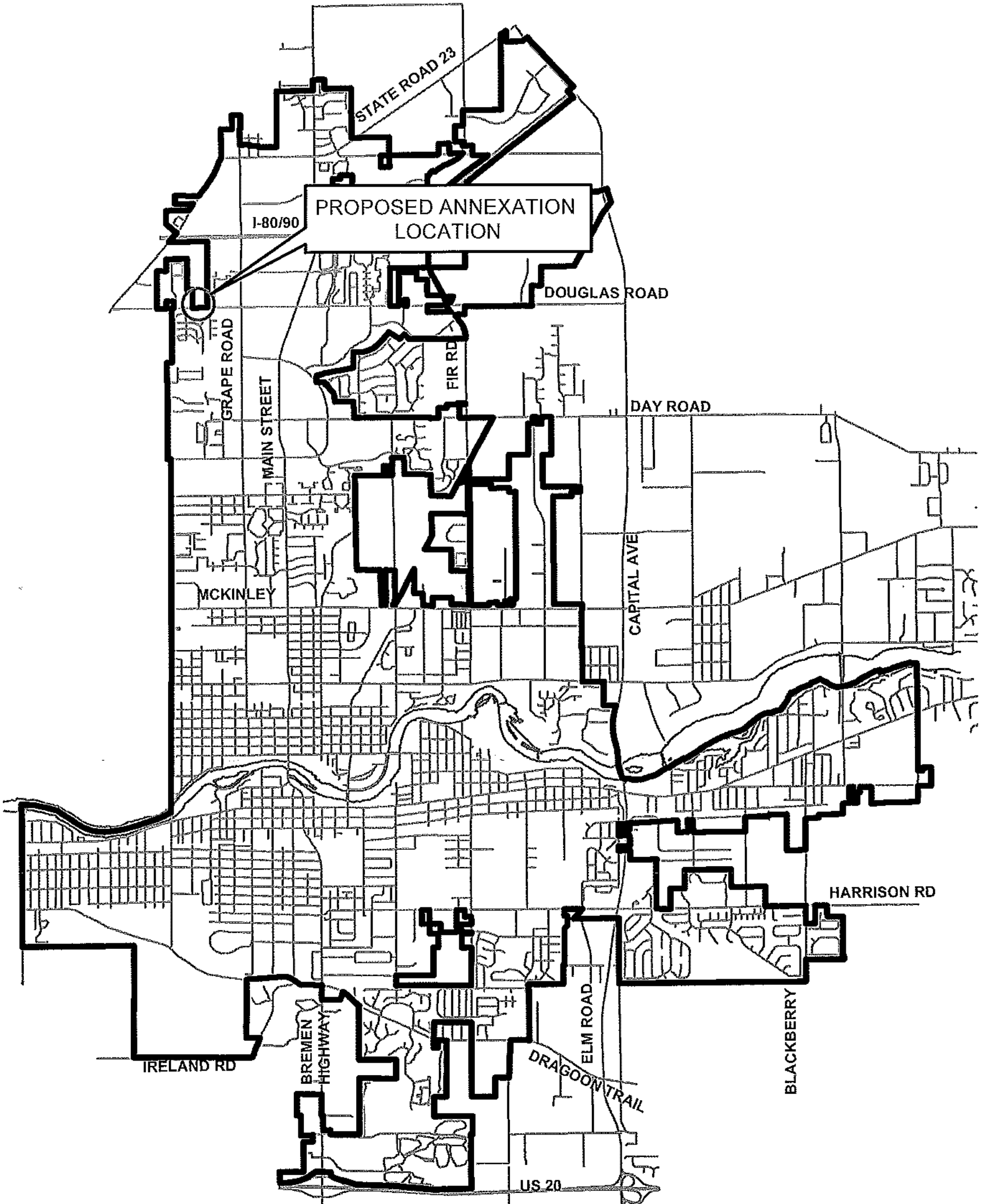


LOCATION MAP

MAP OF EXISTING CITY LIMITS

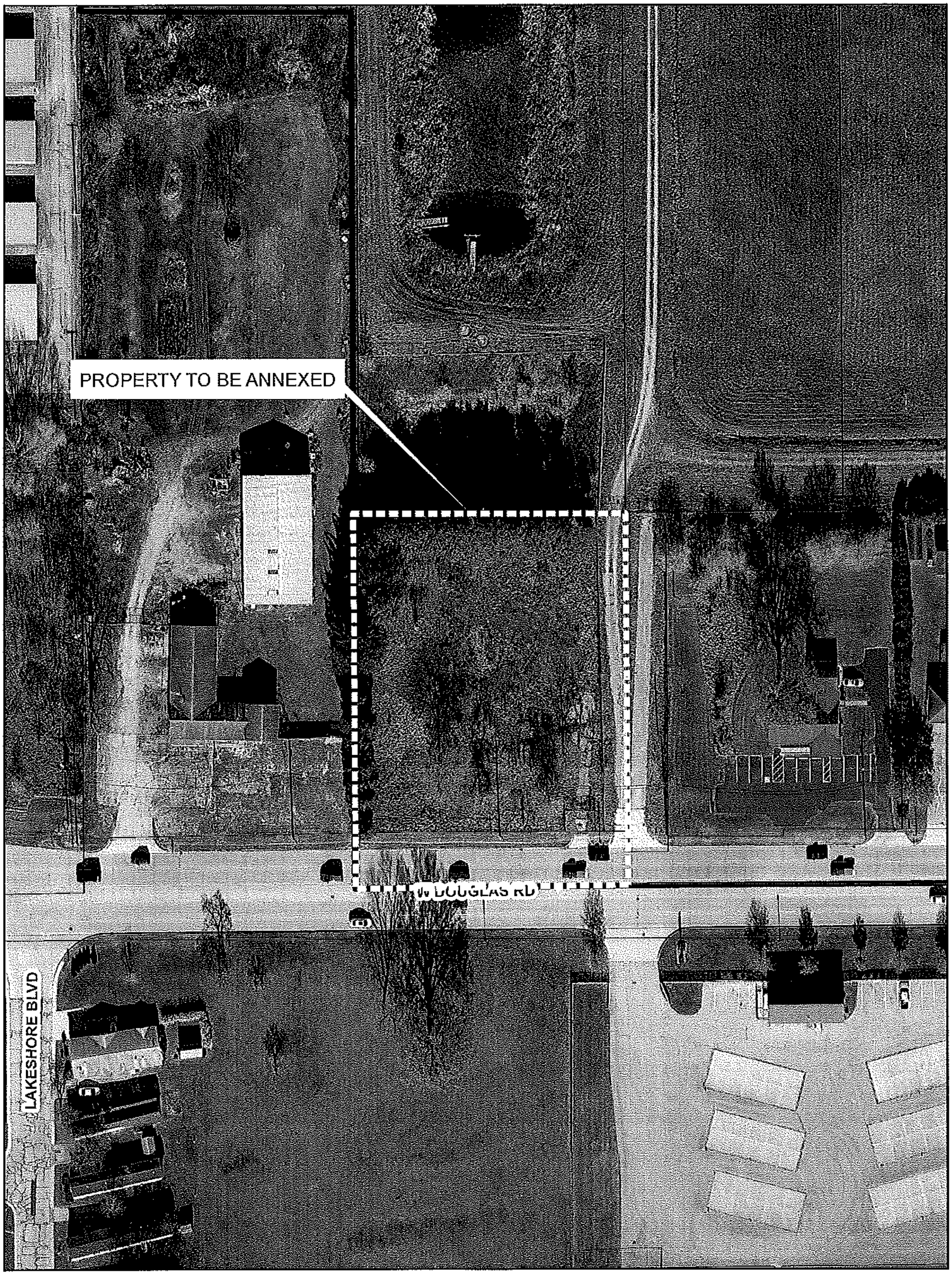


MAP OF PROPOSED CITY LIMITS

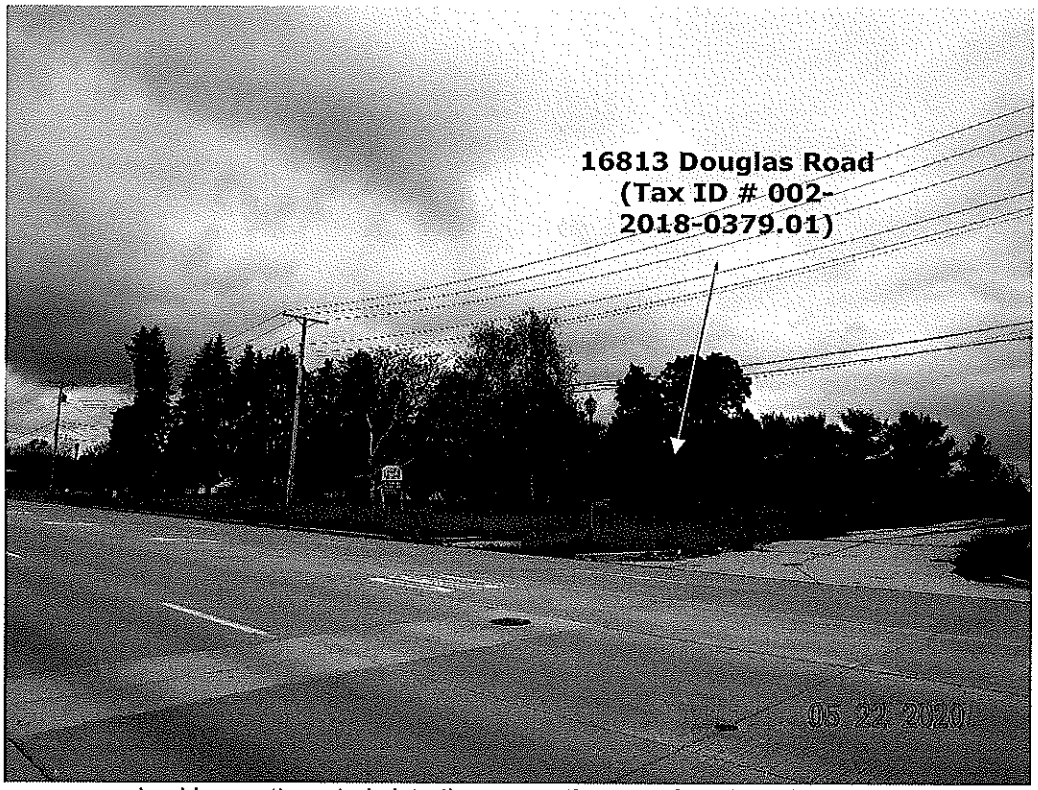


AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED

AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



PHOTOGRAPHS OF PROPERTY TO BE ANNEXED



Looking northwesterly into the annexation area from Douglas Road.

Looking northerly along the existing access drive on the east side of the annexation area.

PET 20-11

RECEIVED
MAY 18 2020
ECONOMIC
COMMUNITY DEVELOPMENT
PLANNING

DATE: 9 May 2020

TO THE:

Honorable Members of the Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana

RE: Petition for Annexation and Zoning Classification

The undersigned *C&H WALLACE FAMILY LLC* respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

SOUTH 275.84' ~~16813 Douglas Road, South Bend, Indiana~~
OF LOT 1 OF EPA DOUGLAS ROAD MINOR INCLUDING PUBLIC RIGHT-OF-WAY

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located *16813 Douglas Road, South Bend, Indiana* and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a *C1 Zoning* District. Petitioners further state they intend to utilize said land for *a possible medical office at a later date.*

Accompanying this petition is a survey showing the above-described parcel of real estate. We will approach to council with a design of the building, showing the size of the proposed building and also the location of the proposed building structure(s) at a later date when construction is planned.

Petitioners further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a *C1 zone classification*.

Wayne Wallace — dotloop verified 05/12/20 9:42 AM EDT YNIW-UFGQ-WUDV-7IAV

Wayne Wallace

Property Owner Signature
Wayne Wallace

Print Property Owner Name

Contact Person:

NAME Satish Adusumilli
ADDRESS 51112 Old Cottage dr, Granger, IN-46530
TELEPHONE NUMBER 860-333-4670
FAX NUMBER
EMAIL satishraovet@yahoo.com

Proposed

WALLACE FAMILY'S DOUGLAS ROAD MINOR SUBDIVISION

BEING A RESUBDIVISION OF LOT 1 OF EPA DOUGLAS ROAD MINOR SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 38 NORTH, RANGE 3 EAST,
CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

LEGAL DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS LOT 1 AS SHOWN ON THE RECORDED PLAT OF EPA DOUGLAS ROAD MINOR IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT No. 9648062.

DEED OF DEDICATION
THE UNDERSIGNED, C&H WALLACE FAMILY, LLC AND THE UNITED STATE OF AMERICA, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ST. JOSEPH COUNTY, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS: WALLACE FAMILY'S DOUGLAS ROAD MINOR SUBDIVISION. ALL STREETS, ALLEYS, RIGHTS-OF-WAY, FUTURE ROADWAY EASEMENTS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THE PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE DESIGNATED USES BY THE PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ACCESS FOR PRESENT OR FOR FUTURE DEVELOPMENT SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

OWNERS CERTIFICATION
THIS IS TO CERTIFY THAT THE UNDERSIGNED, C&H WALLACE FAMILY, LLC AND THE UNITED STATES OF AMERICA ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

____
C&H WALLACE FAMILY, LLC
BY
27641 OSBORNE ROAD
NORTH LIBERTY, INDIANA 46554

STATE OF INDIANA SS:
COUNTY OF ST. JOSEPH
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED C&H WALLACE FAMILY, LLC BY
AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.
WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ______________ 2020.
EXPIRATION DATE: AUGUST 20, 2020.

NOTARY PUBLIC SEAL INDIANA

____
DONNA R. SIMON, NOTARY PUBLIC
NOTARY IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA.

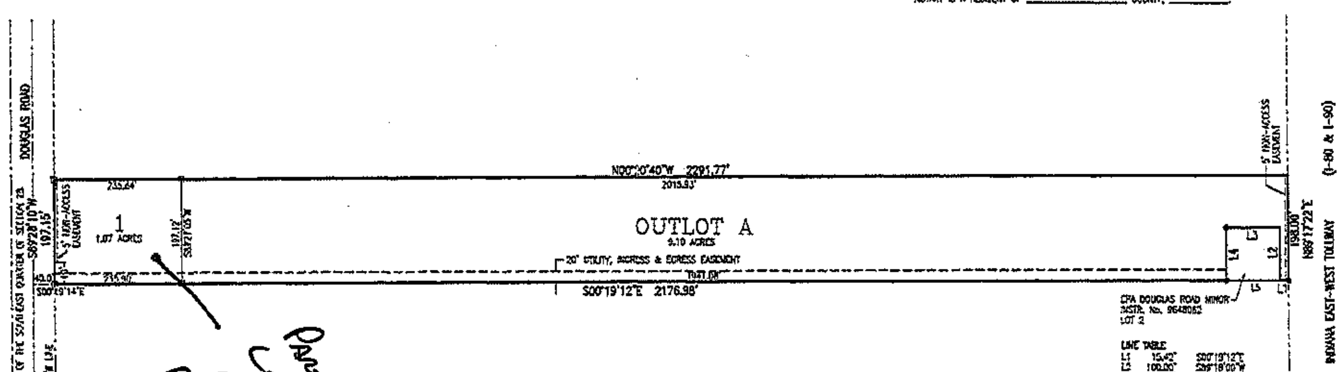
____
UNITED STATES OF AMERICA
BY: ______________________________
77 W JEFFERSON BOULEVARD
CHICAGO, ILLINOIS 60604

STATE OF ______________ SS:
COUNTY OF ______________
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED UNITED STATES OF AMERICA
BY: ______________________________
AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.
WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ______________ 2020.
EXPIRATION DATE: ______________

____
NOTARY PUBLIC: ______________
NOTARY IS A RESIDENT OF ______________ COUNTY, __________

WAIVERS
ON MAY 21, 2020 THE PLAT COMMITTEE OF THE ST. JOSEPH COUNTY AREA PLAN COMMISSION GRANTED THE FOLLOWING WAIVERS:
-FROM SECTION 153.021(F) TO NOT HAVE A FRONTAGE STREET OR REVERSE FRONTAGE WITH A MINIMUM 5' NON-ACCESS EASEMENT ALONG THE ARTERIAL STREET.
-FROM SECTION 153.025(M) TO ALLOW FOR ONE 40' OPENING ACROSS THE 5' NON-ACCESS EASEMENT FOR CONTINUED ACCESS ONTO DOUGLAS ROAD.

NOTES
1. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN ON THE DRAWING.
2. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
3. 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.
4. THERE ARE NO ENCROACHMENTS UPON EXISTING BUILDING SETBACK LINES AND/OR EASEMENTS.
5. NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.
6. STREET CLASSIFICATION: DOUGLAS ROAD (R/W VARIES) - ARTERIAL
7. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0204D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011, INDICATES THIS AREA TO BE DESIGNATED ZONE X, AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
8. LOT 1 SHALL HAVE SANITARY SEWER AND MUNICIPAL WATER.
9. THE 20' INGRESS EGRESS EASEMENT IS FOR THE OWNER OF LOT 2 EPA DOUGLAS ROAD MINOR TO ACCESS DOUGLAS ROAD.



LINE TABLE

L1	15.42'	S00°19'12"E
L2	100.00'	S89°18'00"W
L3	100.00'	S00°19'12"E
L4	100.00'	N89°18'00"E
L5	100.00'	S00°19'12"E

SURVEYOR'S CERTIFICATION
I, TERANCE D. LANG, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON APRIL 8, 2020, THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ST. JOSEPH COUNTY, INDIANA. FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Terance D. Lang
TERANCE D. LANG, PS No. 80040023

TERANCE D. LANG REGISTERED No. 80040023 STATE OF INDIANA PROFESSIONAL SURVEYOR

0' 100' 200' 300'
SCALE: 1" = 100'

Long, Feeney & Associates, Inc.
715 S. Michigan Street
South Bend, Indiana 46601
Phone (574) 233-1841
Land Surveyors - Soil Scientists

Scale	1" = 100'	Drawn	JLG
Date	4-8-20		
Rev		Job No.	139-11
Rev			

SOUTH 275.84' OF LOT 1 OF EPA DOUGLAS ROAD MINOR INCLUDING PUBLIC RIGHT-OF-WAY, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA.

COMMON ADDRESS: 16813 DOUGLAS ROAD, MISHAWAKA, IN 46545

TAB C- SUMMARY OF SERVICES

SUMMARY OF SERVICES

The City of Mishawaka, known as the Princess City, was incorporated in 1833 with only a few hundred residents. Now, with an estimated population of nearly 50,000 present-day Mishawaka is continuing to grow. From the bustling Grape Road corridor to the quiet paths of the Shiojiri Garden at Merrifield Park, the city offers residents a comforting sense of community where people like to live, work and raise families.

The backbone of any city is its services, and no unincorporated area of St. Joseph County can come close to matching the number and quality of services offered in the City of Mishawaka.

Some of the services provided are basic: electric, sewer, and water. Others, such as strong police and fire protection, efficient trash removal and access to parks and libraries, greatly improve the quality of life.

Sewer, water and electric services in the City are not paid by tax dollars; rather, Mishawaka Utilities services are all paid for through the low rates given to property owners.

Instead of dealing with septic systems, property owners can tap into lines provided by Mishawaka Utilities Wastewater Division. The Division has a plant staffed 24 hours a day, and maintenance technicians are available at all times to respond to emergencies. The City's sewer insurance program provides sewer coverage for each single-family residential homeowner on the public sewer system for a small monthly fee, paid with the Mishawaka Utilities bill. With this program, the homeowner is protected from paying the cost of catastrophic sewer repairs outside the home. A $42 million expansion of the wastewater treatment plant was completed in June 2008. From 2013 to 2020, capital improvements to the wastewater system were made including the replacement of four lift stations, three emergency generators, and final clarifier troughs. Additional plant and system improvements with a focus of implementing the Combined Sewer Overflow Long Term Control Plan are planned in the upcoming years.

The City's water rates have traditionally been among the lowest in the state. The Water Division completed a $26 million capital improvement project in 2003. Several improvements to the overall system were made including the addition of a new well field, the replacement of water mains, and the extension of services to some areas that previously did not have water service. Planned future improvements include a new water treatment facility and well field along Veteran's Parkway near Juday Creek and a new 1.5 million gallon elevated tank in the north part of the City. Construction is anticipated to begin in 2020 and take between 18 months to two years.

Another service provided by Mishawaka Utilities is the distribution of electricity. Although Mishawaka Utilities does not generate or produce power, electricity is purchased at a wholesale rate and is distributed by Mishawaka Utilities. Mishawaka Utilities is not supported by tax dollars, but rather through revenue generated by the sales of electricity to its consumers.

But property owners get more out of being in the City of Mishawaka than just those basic services. Public safety is a priority in the City, with about 50 percent of the budget going toward fire, police and emergency medical services.

Mishawaka has a full-time Fire Department, with four stations. The Department maintains a Class 2 fire rating with the Insurance Services Office (ISO) rating improving from a Class 3 rating in November 2019. The City nearly received a Class 1 rating of which there are only three in the State of Indiana. It is expected that a Class 1 rating will be achieved during the next reevaluation. The lower the rating, the lower a resident's homeowner's insurance will be. Additionally, the department's response time is excellent, and fire trucks arrive within three minutes to a call for 90 percent of the city.

The Mishawaka Police Department, with approximately 90 officers and employees, responds to critical incidents within three to five minutes. The Department offers many personal services within its Community Relations and Street Crimes Units, and the Riverwalk Beat. These services include attendance at neighborhood watch meetings, administering various programs for school-aged children and senior citizens, and focusing on crime reduction in high crime areas of the city.

The City's EMS Department is a centralized system that responded to over 8,300 calls in 2019. The City, with its population of nearly 50,000, responds to about 50% more calls than the County ambulance service does, with its population of over 100,000 residents spread over a much larger area. The business of "saving lives" has a very narrow window of four to six minutes, so the quicker an ambulance can respond, the more likely a life will be saved.

The efficiency of the City's Street Department is unmatched when it comes to snow removal, compared to St. Joseph County. Like other services, the county cannot provide a similar level of service because resources are spread out over a much larger area. In the event of a windstorm that blows trees and limbs into the streets, the City usually can have streets reopened in less than an hour.

Access to leisure activities is readily available in the City of Mishawaka. Residents can use all 28 City parks and the Eberhart-Petro golf course. Park rentals, for events such as weddings and receptions, are also less expensive for residents of the City.

Additionally, residents of the City of Mishawaka have access to all three branches of the Mishawaka-Penn-Harris Public Library. The Main Branch on Church Street in downtown Mishawaka, the Bittersweet Branch on the City's east side, and the Harris Branch on Elm Road in Granger.

Trash pick-up in the City is also inexpensive and efficient, with the monthly fee for single-family trash pickup at $14.86. For senior citizens, the rate is $12.09. The rates include the cost of recycling and yard waste, which is picked up on the same day the trash.

With the exception of the trash removal, library use and Mishawaka Utilities services, the vehicle with which to pay for the rest of the City's services is through city property taxes. And the City of Mishawaka has a long history of having a low, stable tax rate – in fact, the rate has remained relatively stable for the past 15 years.

With its rich history, Mishawaka continues to prepare and grow for the future. New development within the City's Central Business District and the continued development of the city's commercial and industrial sectors guarantee its strength in the future. This growth allows the tax rates to remain low. With the low tax rate and the multitude of services provided, the City of Mishawaka is an excellent place to build homes, start businesses, and raise families.

SANITARY SEWER, TRANSPORTATION, AND DRAINAGE

Existing Sanitary Sewer Infrastructure

The City has an existing sanitary sewer manhole that is located on the east side of the existing shared drive approach at 16813 Douglas Road. This connects to the existing 12" gravity sanitary sewer main that crosses Douglas Road to the sanitary sewer main that is located on the south side of Douglas Road. A sanitary sewer lateral (6" minimum) shall be extended on to the site for connection to the proposed building per City of Mishawka Engineering Standards. The cost of this connection shall be the responsibility of the owner/developer. This sanitary sewer connection will discharge into the sanitary sewer system that is publicly maintained and ultimately discharges to the City of Mishawaka's Waste Water Treatment Plant. The City's sanitary sewer system has ample capacity to serve this annexation property.

Existing Road/Transportation Infrastructure

Currently, this annexation has frontage along Douglas Road. Douglas Road is a five-lane section with two westbound travel lanes, two eastbound travel lanes, and a shared center left turn lane. This site is only permitted one shared access drive and shall meet current City of Mishawaka Engineering Standards. The drive approach shall be located at the shared existing drive location.

Existing Storm Sewer/Drainage Infrastructure

Regarding any new development or redevelopment within the annexation area, sites are required to retain the stormwater generated by the development on site at the rate of 100-year return storm frequency for a 24-hour duration. A geotechnical investigation shall be conducted to determine the existing soil conditions and seasonal groundwater table, as they may limit the amount of runoff that will infiltrate into the ground. This requirement provides significant protection to both existing and proposed developments regarding the impact of stormwater run-off. Several different engineering methods are considered acceptable by the City of Mishawaka to calculate this requirement. The simplest method of calculation is using the one-line rational equation. However, the Rational Method, Curve Number Method, and TR-55 Method are also acceptable and tend to be more advanced, taking into consideration the percolation rate of soil types and ratios of developed impervious surfaces. The choice of one method over another is typically due to factors of site size, soil type, and design preference. The developer is required to bear all costs associated with stormwater management and all land disturbing activities shall fully comply with the City's Erosion & Sediment Control Ordinance.

Planned Capital Expenditures, Staff and Rates

If annexed, the City Engineering Department, Street Department, and Sewer Department will be responsible for maintenance of public streets, storm sewers, or sanitary sewer systems within dedicated City right-of-way. Any streets and utilities within the annexed parcel will remain privately maintained by the site owners and/or a Commercial Owners Association if established. The City Departments do not require any additional funds than what is currently allocated within the present City budget. For general information, the repair and maintenance of sanitary sewers is supported by rates paid by its users. Otherwise, as a general percentage of City expenditures, approximately 15 cents of every dollar of the City budget is allocated for street and storm sewer expenditures.

Personal Service Programs

The Engineering Department works closely with the Mishawaka Utilities Sewer Maintenance Department regarding the maintenance of the City sewer system. We maintain construction records for all sanitary and storm sewers and providing technical and administrative assistance on sewer repairs and for the Sewer Lateral Insurance Program that was initiated in 1986.

Specifically, the Sewer Lateral Insurance Program covers each single-family residential homeowner connected to the public sewer system within the City of Mishawaka. For a $2.20 monthly fee, which is included in the Mishawaka Utilities sewer bill, the homeowner is protected from paying catastrophic sanitary sewer repair costs for the portion of sewer lateral between the street right-of-way and outside of foundation wall of the home. Currently, this annexation area proposes a C-1 General Commercial District, and therefore is not eligible for this program.

CITY OF MISHAWAKA
2020 BUDGET

ENGINEERING DEPARTMENT
101-13

1 PERSONAL SERVICES			
Salaries and Wages			biweekly
411-01	Director of Engineering	79,352.00	3,052.00
411-02	Assistant Director	65,791.00	2,530.40
	Project Manager	55,682.00	2,141.60
	Traffic Manager	54,288.00	2,088.00
	Project Coordinator	40,332.00	1,551.20
	Office Manager	35,573.00	1,368.18
	City GIS Coordinator	54,288.00	2,088.00
			385,306.00
Other Personal Services			
411-65	PE Certification	10,000.00	192.31
			395,306.00
2 SUPPLIES			
Office Supplies			
421-90	General Supplies	8,000.00	
			8,000.00
3 OTHER SERVICES AND CHARGES			
Professional Services			
431-06	Consulting	5,000.00	
Communication and Transportation			
432-03	Travel and Training	6,000.00	
Repairs and Maintenance			
436-01	Equipment Repair	2,500.00	
Other Services and Charges			
439-03	Subscriptions, Dues, etc.	1,000.00	
			14,500.00
			417,806.00

ELECTRIC SERVICE

Services and Rates

Mishawaka Utilities – Electric Division currently serves the proposed annexation area
The costs of providing service for future/planned development will be the responsibility of applicant(s) for service (reference Terms and Conditions, Section 9.0). The necessary expenditure to make connection to an applicant for service will be considered to be warranted when the estimated total revenue (i.e., net revenue) as estimated by the Utility for a period of two and one-half (2½) years to be realized by the Utility from permanent and continuing Customers on such an extension is at least equal to the estimated cost of such extension.

Whenever, in the opinion of the Utility, the necessary expenditure to make connection to an applicant for service is not warranted by the Utility's estimate of prospective revenues to be derived there from, or whenever, in the opinion of the Utility, the permanence of the Customer's load is questionable, the Utility may require the applicant to make an advance deposit for line construction or service connection. Or, the Utility may require a long-term agreement, an aid to construction payment, monthly minimum charge or such definite and written guarantee from a Customer, or group of Customers, in addition to any minimum payment required by the Rate Schedule. This requirement may also be made covering the payment by the Customer of the cost of tapping existing transmission or distribution lines for light or power service or both, when such service will not provide sufficient load or revenue, in the opinion of the Utility, to justify the cost of tapping said lines.

In those cases where it is not feasible or practicable to construct lines on public rights of way and it is necessary to secure easements or line-clearing permits on private property, the applicant or applicants shall secure the same without cost to the Utility or assist the Utility in obtaining such easements or line-clearing permits on private property before construction shall commence. The Utility shall be under no obligation to construct lines in the event the necessary easements or line-clearing permits cannot be so obtained.

Personnel

Mishawaka Utilities – Electric Division has a staff of 46 employees. The Division, under the direction of the Electric Division Manager, is divided into the departments of engineering, construction, metering and operations:

Engineering: Consists of the System Reliability Supervisor, Substation Supervisor, Substation Technician, Engineering Projects Manager, and support engineering personnel.

Construction: Consists of the Construction Superintendent, two Construction Foremen, and support construction personnel (Journeymen, Apprentices and Linemen).

Metering: Consists of Metering Department Manager and support metering personnel.

Operations: Consists of the Operations Coordinator along with supporting personnel in dispatch/stores.

Description of Services

Normal working hours are from 7:30 a.m. to 4:00 p.m. Monday through Friday. During these hours, the Electric Division staff is available to provide immediate response to any system perturbation.

Services provided after normal working hours are on an emergency basis only. Customers requiring assistance can call the after-hours answering service, where a call is then placed to a duty supervisor to assess the situation. The duty supervisor then calls out required support personnel (via the answering service).

Mishawaka Utilities – Electric Division is well equipped to respond to problems associated with providing electric service. The electric division utilizes a wide breadth of equipment to meet the needs of the consumer. Major equipment includes loaders, backhoes, trenchers, boring machines, pushing machines, trailers, compressors, forklifts, bucket and line trucks, and pole trailers.

The service response time to restore from a loss of electricity resulting from storm damage or other physical line damage is typically less than AEP (AEP customers are spread geographically over a much larger area). However, since Mishawaka Utilities does not produce power, the utility is not able to control service problems based on the generation of power and has minimal control of transmission to, or within, Mishawaka.

Costs Associated with Services

Mishawaka Utilities is not supported by tax dollars, but rather through revenue generated by the sales of electricity to its consumers. Mishawaka Utilities does not generate or produce power. Mishawaka Utilities purchases electricity at a wholesale rate and is responsible for distributing it to every customer within the service area. Based on the large numbers of customers in a relatively small geographic area, Mishawaka Utilities is able to deliver electricity more economically than larger companies such as AEP. Although AEP actually generates or produces power, the cost for delivering the electricity to the consumer is greater because the customers are spread geographically over a much larger area. Actual rates will vary over time.

FIRE PROTECTION/EMS

The Mishawaka Fire/EMS Department is one of the area's best, with quick response times, excellent training, and the latest equipment.

Staffing and Response Times

The Mishawaka Fire Department currently has four stations located strategically throughout the City of Mishawaka. The Fire Department and the Emergency Medical Services Department merged January 1, 2002.

In accordance with the firefighter's union Collective Bargaining Agreement and the City of Mishawaka, minimum staffing of 29 personnel are available at all times. The department also has three members working in the City's Fire Inspection Bureau.

The Department's response time is excellent. The Fire Department responds to calls within three minutes for 90 percent of the City.

Fire Stations

The four fire stations are located in strategic areas around the City:

Station No. 1, built in 1991, is located on Union Street near downtown. It is staffed by a minimum of eleven (11) firefighters manning one Sutphen pumper truck, one aerial truck, a 105' Sutphen aerial/pumper combination), one heavy-duty K.M.E. rescue truck and one A.L.S. Paramedic ambulance unit.

Station No. 2, located at 2332 N. Main St., is staffed by five (5) to six (6) firefighters at all times, manning one Sutphen pumper truck, and one A.L.S. Paramedic ambulance unit. If annexed, this would be the primary responding station since it is the nearest to the site.

Station No. 3, located at 333 E. Douglas Road, is staffed by eight (8) firefighters at all times, manning one Seagrave pumper truck, one aerial truck (a 105' Sutphen aerial/pumper combination,) and one A.L.S. Paramedic ambulance unit.

Station No. 4, located at 3000 Harrison Road, is staffed by 5 firefighters manning one Seagrave pumper truck, and one Battalion Chief Vehicle.

All engine and ladder Companies are certified advanced life support non-transport.

For the year 2019 out of 8,330 runs 6,136 or roughly 74% were medical in nature. The Mishawaka Fire Department restructured going to a three-platoon system in 2013. With the addition of a third ambulance we were able to move ambulances out of one central location to be closer to the neighborhoods they served. This and the availability of paramedics on some engine companies have decreased the time in which it takes to start lifesaving interventions if needed. Engine and ladder companies also have Advanced E.M.T.'s on board who may begin vital treatment such as 12 lead E.K.G.'s, establishing I.V. lines, and administration of a handful of drugs. Once the ambulance arrives the paramedics take over in the continuum of care depending upon the severity of the call.

Equipment

Equipment for the department is very comparable with what is available to surrounding township departments, but the City's fire department offers other advantages not available to the township fire departments. By having 29-36 firefighters on duty at any given time Mishawaka is able to send more resources depending upon the nature of the call. The Mishawaka Fire Department has three ladder/pumper trucks available for emergencies. Two of these are in service at all times with the third being a reserve. Depending upon the location, some outside fire departments utilize mutual aid agreements in the event of the need for an aerial device.

The City maintains a fifteen (15) member Dive/Rescue team for water emergencies.

Training

The fire department undergoes year-round training in all areas of suppression, haz-mat, emergency medical, inspection, water rescue, public education, confined space, high angle rescue, extrication and others.

In order to work on an ambulance, the State of Indiana requires personnel to be Emergency Medical Technicians (minimum training). Generally speaking, while employed with an ambulance service, employees have an opportunity to advance their skills. Training is offered at two additional levels, Advanced EMT, (IV therapy, cardiac monitoring) and Paramedic, (addition of several other medications). The EMS division is highly regarded by other services and municipalities in our area offering paramedic service.

All firefighters hired by the City of Mishawaka must become an Advanced level E.M.T within eighteen (18) months of hiring and maintain it throughout their career.

In the calendar year 2019 each firefighter took part in an average of 200+ hours of continuing education.

Complete training records for all personnel are available.

Fire Insurance Rating

Mishawaka maintains a Class 2 fire rating with the Insurance Services Office. The lower the number in the rating, the lower a homeowner's insurance policy could be. Thus, properties that are annexed into the city could see a reduction in property insurance.

During the last audit in November of 2019 Mishawaka's rating improved from 78.65% out of a maximum of 100% in 2012 to 88.35% out of 100% in 2019.

We are currently only 1.65% away from a Class one (1) designation of which there are only three (3) in the State of Indiana.

We are waiting for improvements as a result of the ongoing Public Safety Answering Point mergers and some other internal improvements to occur before we asked to be reevaluated by the I.S.O.

Of course, the only way to determine if a reduction will occur is to contact applicable insurance providers. Homeowner's insurance portion that is fire related would benefit the least while those of a business would have a much larger impact.

For comparison, many township departments have ratings of 7 to 9. After our next reevaluation we believe Mishawaka's fire insurance rating will be the highest possible a Class one (1).

Future Plans

Additional personnel will become necessary in the future as the City grows. This increase is due in part to the increased role the department plays as the first responder unit for medical and accident calls. Given the numerous locations of fire stations in the city, the Fire Department is able to respond to emergency medical and accident situations in a shorter period of time than the emergency medical units alone.

The next Station slated for major improvements is Station #2 located at 2332 North Main Street. Planning and funding are being researched now.

Plans are also underway to place a fourth A.L.S. Paramedic ambulance in service as future growth of the department allows.

Potential increases in personnel, equipment, and buildings, are evaluated on a continual basis. Although these increases represent the anticipated long term needs of the department, these increases are not needed in the short term to provide the consistent high level of service that has been historically provided to the city.

Citizen Programs

The fire department provides regular fire inspections for businesses located in the area, and home inspections upon request.

In 2019 the Fire Prevention Bureau performed 1,849 fire inspections of new and existing buildings in Mishawaka.

In addition, residents are encouraged to take part in the department's smoke detector giveaway and installation programs.

Fire Marshals give extinguisher demonstrations and emergency planning procedures upon request to businesses in the City. Participants use real extinguishers on mock up fires to prepare them for the real thing.

The department also participates in drive through flu clinics, C.P.R. classes, Triad pill drops, car seat installations and clinics throughout the year.

Costs Associated With Services

If annexed, the City of Mishawaka Fire Department is capable of providing a level of service for the area that is equal to the services currently provided for the City. Given the proximity of the proposed annexation area, the Fire Department does not require any additional funds than what have been allocated within the current city budget to provide these services. For general information purposes, a copy of the year 2020 budget has been included for reference.

CITY OF MISHAWAKA
2020 BUDGET

FIRE/EMS DEPARTMENT
101-19

1 PERSONAL SERVICES

Salaries and Wages			biweekly
411-01	Fire Chief	79,527.00	3,058.72
411-02	Assistant Chief		
	3 @ 73,791	221,373.00	2,838.08
	Battalion Chief		
	3 @ 67,122	201,366.00	2,581.60
	Captains 15 @ 63,890	958,350.00	2,457.28
	Lieutenants		
	15 @ 62,143	932,145.00	2,390.08
	Fire Inspectors		
	3 @ 62,143	186,429.00	2,390.08
	Driver Operator		
	30 @ 60,424	1,812,720.00	2,324.00
	1st Class Firefighter		
	34 @ 59,942	2,038,028.00	2,305.45
	Master Firefighters		
	11@ 57,529	632,819.00	2,212.64
			7,062,757.00
	Civilian		
	Executive Secretary	35,589.00	1,368.80
			35,589.00
Other Personal Services			
411-12	Specialty Pay	264,800.00	
411-60	Overtime	650,000.00	
411-66	Uniform Allowance 115 @ 1,250	143,750.00	
411-67	Pension Equalization	10,900.00	
			1,069,450.00
Employee Benefits			8,167,796.00
413-01	Social Security	13,300.00	
413-02	Medicare	119,000.00	
413-03	PERF-14.2%	30,500.00	
413-05	Health Insurance	2,975,000.00	
413-06	Life/Disability Insurance	6,500.00	
413-08	Deferred Comp Match	70,000.00	
413-09	77 Pension 20.5%	1,400,000.00	
			4,614,300.00
			12,782,096.00

CITY OF MISHAWAKA
2020 BUDGET

FIRE/EMS DEPARTMENT
101-19

2 SUPPLIES			
<u>Office Supplies</u>			
421-90	Office Supplies	6,000.00	
<u>Operating Supplies</u>			
422-01	Operating Supplies	200,000.00	
422-03	Medical Supplies	125,000.00	
<u>Other Supplies</u>			
429-10	Public Education Training/ Seminar Supplies/Refreshments	6,000.00	
			337,000.00
3 OTHER SERVICES AND CHARGES			
<u>Repairs and Maintenance</u>			
436-01	Building/ Equipment Repair	100,000.00	
436-91	Laundry Maintenance	3,000.00	
<u>Other Services and Charges</u>			
439-03	Subscriptions, Dues, etc.	3,000.00	
			106,000.00
			13,225,096.00

PARKS AND RECREATION OPPORTUNITIES

Parks and Recreation

Mishawaka offers 28 public parks, each with its own unique natural attributes. For boating enthusiasts, there are four parks with boat launches into the St. Joseph River. East of the American Electric Dam by Capital Avenue, the river provides opportunities for water-skiers and sailors. Mishawaka parks also have an excellent swimming pool, splash pads, as well as accommodations for tennis and various field sports. Disc golf is another popular park sport. The City also contains the Eberhart-Petro 18 hole municipal golf course located along the St. Joseph River.

Some Mishawaka parks contain attractive areas for walking and picnicking, and nearly all have playground equipment and play field areas. Three parks, Shiojiri Niwa, Battell, and the Robert Beutter Riverfront Park, have attractive landscape and water amenities and are routinely the place for weddings, special events, and family pictures. The parks in Mishawaka range in size from 0.2 acres to 90 acres for the Eberhart-Petro Golf Course.

The Ball-Band Biergarten, opening in July 2020, is a unique event and gathering space along the popular Riverwalk and increasingly vibrant downtown. The center of the building will provide a service area for beverages and limited concessions to be enjoyed by all ages.

The responsibility for development of the parks and recreation system for the City rests with the Board of Parks and Recreation. The Board consists of four members and a member from the Board of School Trustees and a member from the Library Board.

Staff and Equipment

The park office staff consists of the Superintendent, Office Coordinator, and Community Center Director. There are 5 Park Divisions (Recreation, Special Events, Golf, Aquatics/Ice Rink, and Landscape). Four (4) have Division Directors and the Landscape Division is headed by the Landscape Manager.

The Mishawaka Parks Department provides budget support for its park maintenance through the Central Services Department, which manages all operations and maintenance staff and equipment for streets, parks, motor pool, and some electrical service vehicles.

Costs Associated With Services

All programs implemented through the Mishawaka Park and Recreation Department are available to all who wish to participate in them or rent the facilities. Listings of all park and recreation rates are available through the City of Mishawaka Park Department.

If annexed, the existing park system will continue to provide a level of service for the area that is equal to the services currently provided for the rest of the city. Resident services will begin immediately upon annexation.

For general information purposes, a copy of the year 2020 budget has been included for reference.

CITY OF MISHAWAKA
2020 BUDGET

PARK AND RECREATION
204-50

1 PERSONAL SERVICES			
Salaries and Wages			biweekly
411-01	Department Head	68,788.00	2,645.66
411-02	Regular Employees	510,426.00	
	Group 1: 14@20.64*2092	604,505.00	
411-03	Temporary/Summer Help	500,000.00	1,683,719.00
	CS reimburse - 54,309* 1.55 for assts.	65,906.00	
	Reimburse MVH Director - 64,439*5%	3,222.00	69,128.00
			1,752,847.00
Other Services Personal			
411-60	Overtime	25,000.00	
411-63	Longevity	13,835.00	
411-64	FTO	10,000.00	48,835.00
Employee Benefits			
413-01	Social Security	107,000.00	
413-02	Medicare	25,000.00	
413-03	PERF 14.2%	174,400.00	
413-04	Unemployment	5,000.00	
413-05	Employee Insurance Benefits	390,000.00	
413-06	Life Insurance	1,500.00	
413-08	Deferred Comp Match	8,000.00	
			710,900.00
2 SUPPLIES			2,512,582.00
Office Supplies			
421-90	Office Supplies	8,000.00	
Operating Supplies			
422-02	Gas, Oil, Parts, etc.	73,000.00	
Other Supplies			
429-09	Merrifield Complex Supplies	32,000.00	
429-14	Maintenance Supplies	70,000.00	
429-15	Program Supplies	30,000.00	
429-16	Golf Course Concessions	40,000.00	
429-18	Athletic Event Supplies	36,000.00	
429-19	Battell Center Supplies	22,500.00	
429-20	Golf Course Supplies	40,000.00	
429-21	Other Concessions	5,000.00	
429-23	Merrifield Concessions	25,000.00	
429-24	Battell Center Concessions	3,000.00	
			384,500.00

CITY OF MISHAWAKA
2020 BUDGET

PARK AND RECREATION
204-50

3 OTHER SERVICES AND CHARGES

Professional Services			
431-09	Health Screenings/Vaccines	8,000.00	
Communication and Transportation			
432-02	Postage and Freight	2,000.00	
432-03	Travel and Training	8,000.00	
432-04	Telephone	7,000.00	
Printing and Advertising			
433-01	Printing/Newsletter etc.	10,000.00	
Insurance			
434-90	Insurance Premiums/Deductibles	120,000.00	
Utility Services			
435-01	MU/AEP Charges	450,000.00	
435-02	NIPSCO	30,000.00	
Repairs and Maintenance			
436-01	Equipment/Facility Repair	75,000.00	
436-90	Service Contracts	100,000.00	
Rentals			
437-05	Uniforms/Port-o-lets	11,500.00	
Other Services and Charges			
439-03	Subscription, Dues, etc.	3,000.00	
439-09	Miscellaneous/Charges	1,000.00	
439-18	Instructor Fees	15,000.00	
439-19	Official/Referee Fees	10,000.00	
439-21	Recreation Event/Entertainment	48,000.00	
439-93	Sales Tax	25,000.00	
			923,500.00
			3,820,582.00

CITY OF MISHAWAKA
2020 BUDGET

PARK AND RECREATION NON-REVERTING
214-50

1 PERSONAL SERVICES			
Salaries and Wages			
411-03	Temporary Help	15,000.00	
			15,000.00
2 SUPPLIES			
Other Supplies			
	Merrifield Supplies and Repairs	19,300.00	
	Wilson Supplies and Repairs	15,000.00	
429-17	Landscaping/Chemical Supplies	70,000.00	
			104,300.00
3 OTHER SERVICES AND CHARGES			
Professional Services			
431-06	Consulting	75,000.00	
Communication and Transportation			
432-04	Wilson Hill Phone and Internet	2,500.00	
Repairs and Maintenance			
436-01	Golf Cart Repair	5,000.00	
436-90	Animal Control	15,000.00	
	Henry Frank fence	5,000.00	
	GPS Contract	28,200.00	
			130,700.00
			250,000.00

POLICE AND CRIME PREVENTION

The City of Mishawaka's Police Department provides residents with professional public protection and safety, helping keep the city's crime rate low. The officers are among the area's most well-trained, receiving the best training, using top-of-the-line equipment and offering personal service to Mishawaka residents.

Staffing

There are currently a total of 7 full time civilians within the Mishawaka Police Department, and are budgeted for 106 sworn officers. The Department has 23 officers on the day shift, 23 on the afternoon shift, and 25 on midnights, making for a total of 71 officers in the Uniform Division.

Because of a State Mandate, effective on January 1, 2015, the four dispatch centers in St. Joseph County (including the Mishawaka Public Safety Dispatch Center) were required to consolidate into two Dispatch Centers. The former Mishawaka Police Dispatchers are now employed by St. Joseph County; hence the reduction in civilian employees for the MPD.

There are also 9 officers in the Investigative Division and 6 officers assigned to special duty (special crimes, domestic violence, school resource, etc.)

All police officers in the State are required to successfully complete the basic program at the Indiana Law Enforcement Academy within the first year of employment. This is a 15-week program. Current ILEA standards require each Officer to complete 24 hours of service training per year. The Mishawaka Police Department averages 64 hours of training, compared with minimums of 24+ statewide.

Equipment

The Police Department has a take-home patrol car program. Currently, there are 103 take-home vehicles. Each car contains standard first aid equipment for immediate response. Each officer is also well equipped with standard equipment such as side-arms, shotguns, Tasers. and body armor. All officers have been provided with digital cameras for recording accident and crime scenes. In addition, 22 cars are equipped with video cameras to record events on patrol. The City provides for the continual maintenance, repair, and replacement of equipment. Standard equipment items such as cars and firearms are on a set replacement schedule for both reliability and performance.

Several years ago the City purchased a radar trailer, which detects a motorist's speed and flashes it on a screen, for $9,000. This equipment assists in controlling speed by making motorists aware of their current rate of travel. This equipment can also specifically be used in the annexation area.

The Police Department has three School Resource officers available with School City of Mishawaka. One officer is assigned to Mishawaka High School, one officer is assigned to John Young Middle School and one is assigned to the elementary schools. The cost of these officers is shared with School City.

The Community Relations Unit

The Community Relations Officers handle various public relationship events such as Neighborhood Watch meetings, MPD tours for boy scouts and schools, reading to kids, bike safety rodeos, and participating in Tri-Ad Senior Citizens Organization. The unit is partnered with Nixle.com (a California-based Internet messaging-service provider). This provider offers a standardized, secure, and certified communication platform for local police departments, municipalities, and their agencies to communicate important, neighborhood-level information to the residents of their communities. This has been a great success with improving how we get crime information and other important information out to the public.

The unit also handles neighborhood complaints, such as drug houses, speeding, neighbor disputes, and other "quality of life" issues.

Street Crimes Unit

The Street Crimes Unit was implemented in July of 2009. There are 4 officers assigned to the Unit. The goal of this Unit is to concentrate efforts in high crime areas of the city and work in conjunction with the Police Department's Investigative Division to identify criminals and solve crimes. So far, the SCU has worked very hard at their mission and has proven to be quite a success. Because of their determination and self-motivation, the Unit has taken several criminals, weapons and drugs off the streets and has seen crime decrease in the high crime neighborhoods.

Riverwalk Beat

A "Riverwalk beat" was implemented in 2015 and determined to very successful. Several methods of patrol have been utilized, including the Kawasaki mule, bicycles and motorcycle. The extra patrols have minimized reported vandalism that was seen in previous years. The renovation of Central Park has brought an increase of visitors to both the park and Riverwalk. The MPD continues its patrol efforts in the parks enhanced with the installation of a video camera surveillance system throughout the Riverwalk, Beutter and Central Park. Several emergency call boxes will also be installed, thus enhancing the safety of all Riverwalk users.

CAPS Program

The Citizens in Alliance with Police (CAPS) Program has much success in patrolling the Riverwalk and City parks and has expanded to two teams of volunteers that can be seen on the weekends.

Response Time and Crime Statistics

On average, the Mishawaka Police Department responds to critical incidents within three to five minutes. This is comparable to three to seven minutes in South Bend. South Bend has a modestly larger coverage area. Response times for the county were not available; however, with the St. Joseph County Police Department's much larger coverage area per officer, it is anticipated that the response time within the City of Mishawaka is significantly lower than in the county.

The Uniform Division was tasked with covering over 40,000 calls for service in 2019. That number also reflects reporting on 2,246 vehicle crashes.

Mishawaka crime rates in general continue to remain low for cities of comparable sizes. Serious crimes such as homicides, robberies, burglaries, auto thefts and thefts have dropped from 2018 to 2019. There was an increase in rape and assaults from 2018 to 2019. Overall there was an 8% decrease in crime in 2019. Mishawaka had 5 homicides in 2018.

For general information purposes, a copy of the year 2020 budget has been included for reference. The budget itemizes the costs of providing services for the entire city.

Costs Associated with Services

If annexed, the City of Mishawaka Police Department is capable of providing a level of service for the area that is equal to the services currently provided within the City of Mishawaka. The Police Department does not require any additional funds than what has been allocated within the current city budget to provide these services. No capital expenditures are required in association with this proposed annexation.

CITY OF MISHAWAKA
2020 BUDGET

POLICE DEPARTMENT
101-20
1 PERSONAL SERVICES

Salaries and Wages				biweekly
411-01	Police Chief	80,000.00		3,076.92
411-02	Assistant Chief			
	3 @ 74,275	222,823.00		2,856.70
	Captain			
	6 @ 63,263	379,580.00		2,433.20
	Lieutenant			
	14 @ 62,062	868,868.00		2,387.00
	Sergeant			
	20 @ 60,901	1,218,017.00		2,342.34
	1st Class Patrol Officer			
	46 @ 60,120	2,765,523.00		2,312.31
	2nd Class Patrol Officer			
	18 @ 57,998	1,043,964.00		2,230.69
				6,578,775.00
	Civilians			
	Administrative Assistant	42,079.00		1,618.40
	Administrative Secretary	36,048.00		1,386.45
	Secretary 2 @ 35,590	71,180.00		1,368.85
	Parking Personnel	35,590.00		1,368.85
	Property Manager	39,125.00		1,504.80
	Office Manager	37,415.00		1,439.02
				261,437.00
	Crossing Guards 20 @ 7,651	153,020.00		
411-03	Substitute Crossing Guard	2,000.00		
	Temporary Help/Part-time	20,000.00		
411-65	IDACS Specialist	500.00		175,520.00
Other Personal Services				
411-02	Shift Differential 2nd @350 3rd @ 700	57,600.00		
411-60	Overtime/ Court-time Officer-Non Officer	500,000.00		
411-66	Uniform Allowance 1@600, 108@2050	222,000.00		
411-66	Equipment Allowance 108@1250	135,000.00		
411-66	Off Duty Weapon Stipend 108@400	43,200.00		957,800.00
Employee Benefits				
413-01	Social Security	30,000.00		
413-02	Medicare	114,000.00		
413-03	PERF 14.2%	45,000.00		
413-05	Health Insurance	2,650,000.00		
413-06	Life Insurance	6,250.00		
413-08	Deferred Comp Benefit	65,000.00		
413-10	77 Pension 19.5%	1,224,000.00		4,134,250.00
				12,107,782.00

CITY OF MISHAWAKA
2020 BUDGET

POLICE DEPARTMENT
101-20

2 SUPPLIES			
Operating Supplies			
422-01	Operating Supplies	35,000.00	
Other Supplies			
429-11	Seminars/ Community Relations	1,000.00	
			36,000.00
3 OTHER SERVICES AND CHARGES			
Communication and Transportation			
432-03	Travel and Training	2,000.00	
Printing and Advertising			
433-01	Printing	1,800.00	
Repairs and Maintenance			
436-01	Building Repair/ Maintenance Service Contracts	90,000.00	
Other Services and Charges			
439-03	Subscriptions, Dues, etc.	3,000.00	
439-09	Miscellaneous Charges	5,000.00	
439-11	Special Expense	13,000.00	
439-12	Canine Expenses	3,000.00	
			117,800.00
			12,261,582.00

STREET DEPARTMENT

The Mishawaka Street Department, with its large staff and several trucks and multiple pieces of equipment, constantly maintains the City's streets and is prompt at answering to emergencies.

Staffing

The Mishawaka Street Department, headed by the Street Commissioner, has 32 union employees, two clerical personnel and two assistant street commissioners. The telephone is staffed 24 hours a day, and one manager is on call at all times, so that most emergencies can be handled in less than one hour.

Equipment

The Department uses 3 tandem axle and 11 single-axle trucks for the majority of the City's snow plowing. The Department also has 12 4-wheel drive trucks used for plowing smaller streets.

If the need arises during a winter storm, the Department also can call upon the Utilities and Parks departments to help supplement the snow removal efforts.

Along with the three loaders, two graders and the help of the manpower and equipment from other departments, the City can put a total of seven loaders, five backhoes and four additional trucks on the road to help remove snow. St. Joseph County does not have as many resources and has a larger area to plow; therefore, it takes the county longer to clear their roads.

Services

The City's leaf pick-up program is completed on a weekly basis every fall, compared with the County's leaf pick-up program, which is done by quadrants.

The City also has an aggressive street sweeping schedule, with all streets swept every 10 days. The County does little street sweeping.

Also, in the event of a wind storm that blows trees into streets, the City can have the street reopened, in most cases, in less than an hour. The county can take six to eight hours, as evidenced by calls from residents on streets just outside the City's boundaries.

Costs Associated with Services

If annexed, the City of Mishawaka Street Department is capable of providing a level of service for the area that is equal to the services currently provided for similar geographic areas within the City of Mishawaka. Given the proximity of the proposed annexation area, bordered to the south by the existing City limits, the Street Department does not require any additional funds than what have been allocated within the current city budget to provide these services. No capital expenditures are required in association with this proposed annexation. Services will begin within one year of the date of annexation as required by law.

For general information purposes, a copy of the year 2020 budget has been included for reference.

CITY OF MISHAWAKA
2020 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1 PERSONAL SERVICES				
Salaries and Wages				biweekly
411-02	Assistant 4 @ 54,309	217,236.00		2,088.80
	Fleet Maintenance Technician			
	6 @ 21.73*2092	272,755.00		
	Group 1: 4 @ 20.64*2092	172,716.00		
	PT maintenance 1040 hrs @ 11.00	11,440.00		
	Reimburse MVH Director - 64,439*5%	3,222.00		
			677,369.00	
Other Services Personal				
411-60	Overtime	15,000.00		
411-63	Longevity	6,370.00		
			21,370.00	
			698,739.00	
2 SUPPLIES				
Office Supplies				
421-90	Office Supplies	2,000.00		
Operating Supplies				
422-02	Gas, Oil, etc.	800,000.00		
422-05	Equipment/ Vehicle/Maint Supplies	110,000.00		
Other Supplies				
429-08	Uniform/ Supplies	5,750.00		
			917,750.00	
3 OTHER SERVICES AND CHARGES				
Professional Services				
431-09	Health Screenings/ Vaccines	1,000.00		
Communication and Transportation				
432-03	Travel and Training	1,000.00		
Repairs and Maintenance				
436-01	Building Repair / Equipment/Maint	70,000.00		
Rentals				
437-05	Uniforms	5,000.00		
Other Services and Charges				
439-09	Miscellaneous Charges	1,500.00		
			78,500.00	
			1,694,989.00	

CITY OF MISHAWAKA
2020 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

1 PERSONAL SERVICES

Salaries and Wages			biweekly
411-01	Street Commissioner	64,439.00	2,478.40
411-02	Office Administrator	35,818.00	1,377.60
	Office Manager	35,573.00	1,368.18
	Group 1: 32 @ 20.64*2092	1,381,725.00	
	CS reimburse - 54,309* 1.55 for assts.	84,179.00	
			1,601,734.00
Other Services Personal			
411-60	Overtime	80,000.00	
411-63	Longevity	17,335.00	
411-64	FTO (Flexible Time Off) Plan	8,000.00	
			105,335.00
Employee Benefits			
413-01	Social Security	98,000.00	
413-02	Medicare	21,000.00	
413-03	PERF 14.2%	226,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Ins Benefits	680,644.00	
413-06	Life Insurance	1,900.00	
413-07	Deferred Comp Benefit	8,100.00	
			1,040,644.00
			2,747,713.00

2 SUPPLIES

Office Supplies			
421-90	Office Supplies	1,500.00	
Other Supplies			
429-08	Uniform Supplies	7,000.00	
429-13	Traffic Supplies	35,000.00	
			43,500.00

3 OTHER SERVICE AND CHARGES

Professional Services			
431-09	Health Screenings/ Vaccines	5,000.00	
Communication and Transportation			
432-03	Travel and Training	3,000.00	
432-04	Telephone/ Paging	7,500.00	

CITY OF MISHAWAKA
2020 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

Printing and Advertising			
433-02	Publications	500.00	
Rentals			
437-05	Uniforms	8,000.00	
Other Services and Charges			
439-09	Miscellaneous Charges	3,000.00	
			27,000.00
4 CAPITAL OUTLAYS **MVHR**			
Improvements Other than Buildings			
442-01	Street Repair	1,000,000.00	
			1,000,000.00
			3,818,213.00

LOCAL ROAD AND STREET
202-50

4 CAPITAL OUTLAYS			
Improvements other than Buildings			
442-04	Sidewalk and Curb Program	300,000.00	
445-02	MVH Equipment	370,000.00	
			670,000.00

WASTE DISPOSAL AND RECYCLING SERVICES

Waste Disposal and Recycling Services

Trash pick-up in the City of Mishawaka is inexpensive and efficient. The monthly fee for single family trash pickup is $14.86. This includes trash, yard waste and recycling. Residents also are allowed to place up to two large items out each week for removal with their regular trash. Large items could include furniture, appliances, and similar objects that are not readily placed within containers.

A discounted rate of $12.09 per month is provided for senior citizens.

Similar to the county and other municipalities, trash removal services are not offered to multiple family developments, commercial, or industrial businesses. The waste stream generated from these uses varies widely and usually require private dumpsters. These uses are required to contract for services through private trash contractors. Given that portion of the proposed annexation is an industrial facility; waste disposal will be the responsibility of the property owner with no involvement from the City.

Leaf pick-up and the Organic Center

The leaf pick-up and Christmas tree pick-up programs are done through the City's Street Department. The Organic Center offers recycling for residents of Mishawaka only. Brush, grass and leaves may be brought in, by residents at no charge.

WASTEWATER

Services

Services are provided by the Mishawaka Wastewater Division 24-hours a day. There are at least two operators staffing the facility at all times. Additionally, maintenance technicians can be called in during off-hours to respond to emergencies. The thirty remote sewage lift stations are continuously monitored by radio telemetry.

Facilities

Mishawaka's wastewater treatment plant is a Class IV facility that was recently expanded to provide an average design capacity of 20 million gallons per day (MGD). The peak design capacity is 42 MGD. The plant is designed to operate in the conventional activated sludge mode. Single stage nitrification is achieved in the activated sludge process to convert ammonia to nitrate. Phosphorus is removed both biologically and by chemical precipitation using ferrous chloride. Solids generated in the treatment process are anaerobically digested and mechanically dewatered. These biosolids are land applied on area farm fields for soil conditioning and fertilizing. The treated effluent from the facility is disinfected with sodium hypochlorite, then treated with sodium bisulfite to remove any chlorine residual. The dechlorinated effluent is aerated to add dissolved oxygen.

For the year 2019, an average flow of 14.30 MGD was treated. The average cBOD removal was 98% and the average suspended solids removal was 98%.

Staff

Twenty-five people staff the wastewater utility. There are 5 managers/supervisors, 4 chemists, 9 operators, 6 maintenance technicians, and 1 biosolids technician. At least two operators are on duty at all times.

Support Personnel

The Wastewater Division relies on the Mishawaka Utilities Business Office for support functions such as billing, budget tracking, and customer service. The City's Engineering Division works closely with the Wastewater Division on plan reviews for sewer and lift station additions. Consulting engineering firms are used to design improvements and for comprehensive studies.

Past and Planned Capital Improvements

A $42 million upgrade was completed in mid 2008 for the wastewater utility. This upgrade was necessary to provide capacity for service area growth and to address the CSO requirements established in Mishawaka's NPDES permit and CSO control regulations. The upgrade increased both the dry weather flow capacity and the plant's capability to treat wet weather flows. Construction began in November 2005 and was substantially complete in June 2008.

The capital improvements increased the wastewater treatment plant's capacity from 12 MGD to 20 MGD. The hydraulic peak capacity increased from 24 MGD to 42 MGD. The scope of the wastewater treatment plant improvements include the following elements:

- Parallel 60-inch interceptor sewer from CSO 009 to treatment plant
- Influent Pump Station Expansion
- Additional Fine Screen
- New Grit Separation and Washing Equipment
- New Scum Concentrating Equipment
- Addition of Two New Grit Removal Tanks
- Addition of Two New Primary Clarifiers
- Addition of Two New Aeration Tanks
- Addition of Two New Final Clarifiers
- Addition of Chlorine Contact Tank
- Conversion From Gaseous Chlorine and Sulfur Dioxide to Liquid Sodium Hypochlorite and Sodium Bisulfite Disinfection
- Rehabilitation of Ferrous Chloride Storage and Feed System
- Addition of two WAS Gravity Belt Thickener
- Addition of a second belt filter press for biosolids dewatering

- New Anaerobic Digester and Rehabilitation of Existing Digesters Including New Covers
- Modifications to the Plant Electrical Feed
- Installation of a high efficiency turbo aeration blower
- New Process Air Blower Equipment
- Administration Building Modifications
- Expansion of Maintenance Facilities
- Site Landscaping

In 2013, the Carriage Lane and Winding Brook lift stations were replaced and stand-by emergency generators were added. The Southampton lift station was upgraded to include a stand-by emergency generator as well.

In 2017, the Oakland St. lift station was replaced.

Construction of miscellaneous plant improvements to include replacement of the manual bar screen with a new automated fine screen, improvements the hypochlorite disinfection system, improvements to CSO 009, and replacement of the existing air monitoring systems in the Headworks and Digester Control Buildings was substantially completed in 2019. Also, replacement of the Home St. lift station was completed in 2019.

Future capital improvements focusing on the Combined Sewer Overflow Long Term Control Plan will consist mainly of sewer system improvements to convey greater volumes of wet weather flow to the Wastewater Plant for treatment as well as sewer separation.

Statistical Information

Mishawaka's wastewater treatment plant exhibits outstanding performance. For the year 2019 the average removals and effluent concentrations were as follows:

	Percent Removal	Effluent Concentration mg/l
CBOD	98%	<2.3
Total Suspended Solids	98%	<2.5
Phosphorus	83%	0.49
Ammonia Nitrogen	97%	<0.46

During 2019 there were 5 exceedances of NPDES permit effluent mercury limitations. The permit limit for mercury is 3.2 parts per trillion as an annual average over the most recent (rolling) 12 month period. This is a very low limit and treatment plants are not designed specifically for mercury removal. A part per trillion is the equivalent of one inch in sixteen million miles. Compliance with this limit is dependent on controlling discharges of mercury at their source. The Utility instituted a Mercury Minimization Plan to address source control of mercury discharges.

Costs Associated with Services

Mishawaka Utilities Wastewater Division is predominately supported through revenue generated by the rates charged to customers. 2005 was the first full year of construction of the Wastewater Treatment Plant Upgrade and Expansion. The project was completed in June of 2008. The City financed $41.9 million for the plant improvements through a low interest State Revolving Fund Program loan, which will save considerable interest expense throughout the twenty year life of the loan. The expansion serves the dual purpose of providing capacity for continued growth in the community and cut annual combined sewer overflow (CSO) volume in-half. Because a portion of the expanded capacity will serve growth in the Northwest TIF area, TIF funding has been pledged to the Wastewater Division to assist in funding debt service payments. An annual TIF distribution of $3.36 million reduces the rate increases necessary to fund the expansion's bond payments.

Residents of St. Joseph County who have access to city sanitary sewer pay the same sewer rate provided to residents of the city. However, Wastewater Utility customers whose premises are served by the utility and are located within the City limits shall receive a credit applied towards their monthly sewer bill in recognition of the portion of the principal and interest on Wastewater Utility bonds paid by the City from TIF revenues. City sewer facilities are available to the proposed annexation area and will have no impact on the level of service provided by the city. Mishawaka Utilities currently provides a level of service for the area that is equal to the rest of the City. No additional Wastewater Division capital expenditures are required in association with this proposed annexation.

WATER SERVICE

Water Utilities

The Mishawaka Utilities Water Division is a medium-sized public water utility that serves a population and area larger than just the City of Mishawaka. The combined well fields average about 7 million gallons pumped each day, with a peak daily rate of 25 mgd and a maximum capacity of 32 mgd. The water is treated with chlorine, fluoride and phosphate and is regularly and comprehensively tested in accordance with state and federal regulations. The city public water supply consistently exceeds the strict standards set forth by the United States Environmental Protection Agency and the Indiana Department of Environmental Management.

Serving the Proposed Annexation Area

There is a 10" water main running east and west along Douglas road at approximately centerline of Douglas. A water main extension and tap would need to be done to extend water to the property.

The costs associated with the extension of water service to the individual property, including tap fees, are paid by developer's/property owners, and are not paid by Mishawaka Utilities. For existing properties with wells, a 1-inch copper service line is typically provided to the property line for future connection. Similar to other areas of the city, the customer would be required to pay for the tap in order to use the service. The property owner also would be responsible to run the service from the property line to any future proposed development and install a meter setter in accordance with Water Division standards.

Staff and Services

The Mishawaka Utilities Water Division has a 24-hour emergency answering service line, which calls the supervisor on duty on a cellular telephone. Crews generally report on site within an hour of an emergency. On average, service outages only last about three hours.

There are a total of twenty-nine (29) employees in the Water Division consisting of twenty (20) union employees and nine (9) salaried personnel. An additional administrative staff of four (4) people and an office staff of twenty-three (23) carries out all billing and clerical work for both the electric and water divisions.

The Water Division has twenty-seven (27) vehicles and eight (8) large specialized pieces of equipment to serve the area.

Services to Residents

The Mishawaka Utilities Water Division provides three programs to replace lead services within the City's water system.

1. The Division replaces any lead service that is in need of repair.
2. The Division replaces any lead service to a current customer when the customer replaces the line from the street shut-off to the house.
3. The Division replaces any lead service that is not currently in use by a customer at a reduced cost to customer when a new structure is built.

The Division has no benefits geared strictly toward senior citizens, but it does accept money from the Project Safe program, provided by Real Services. Real Services provides state funds to pay utility bills of low-income families that fall within a certain income range. The low-income families must fill out an application, at the Real Services office, to become eligible for this benefit.

Costs Associated with Services

Mishawaka Utilities Water Division is not supported by tax dollars, but rather through revenue generated by the sales of water to its consumers. All costs associated with providing water service are rate generated. No tax dollars are used to provide this service. If annexed, Mishawaka Utilities is capable of providing a level of service for the area that is equal to the services currently provided within the City.

SOUTH 275.84' OF LOT 1 OF EPA DOUGLAS ROAD MINOR INCLUDING PUBLIC RIGHT-OF-WAY, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA.

COMMON ADDRESS: 16813 DOUGLAS ROAD, MISHAWAKA, IN 46545

TAB D - APPENDICES

RESOLUTION NO. 2020-14

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION, ADOPTING A WRITTEN FISCAL PLAN, AND A DEFINITE POLICY FOR ANNEXATION FOR THE PROPERTY LOCATED AT:

16813 Douglas Road, Mishawaka, IN 46545.

WHEREAS, the Common Council of the City of Mishawaka desires to consider the annexation of territory adjacent to the City in accordance with a definite policy and all applicable laws and restrictions.

WHEREAS, the entire area proposed for annexation has either petitioned for annexation or signed a consent regarding annexation.

WHEREAS, Indiana Code Section 36-4-3-3.1 requires a municipality to develop and adopt a written fiscal plan and establish a definite policy by resolution.

WHEREAS, the said fiscal plan has been reviewed and is otherwise consistent with the requirements of Indiana Code 36-4-3-13.

WHEREAS, the Department of Planning has prepared said fiscal plan with the input of each applicable City department. Furthermore, based on the review of each City department, a comparable level of City services can be provided to the proposed annexation area when compared to similar geographic areas of the City.

WHEREAS, the Department of Planning has prepared a written policy on annexation that has been incorporated within the fiscal plan.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of this resolution as required by law, and is initiating an ordinance to annex the following property, legally described as:

SOUTH 275.84' OF LOT 1 OF EPA DOUGLAS ROAD MINOR INCLUDING PUBLIC RIGHT-OF-WAY, CITY OF MISHAWAKA, CLAY TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA.

COMMON ADDRESS: 16813 DOUGLAS ROAD, MISHAWAKA, IN 46545

Section II. Following the review of documents prepared by the Department of Planning and presentation, the Common Council hereby adopts the Fiscal Plan and Annexation Policy as it relates to the aforementioned properties.

Section III. This Resolution shall be in full force and effect after its adoption by the Common Council and approval by the Mayor, as required by law.

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day

of __________________, 2020, at ___________ o'clock ___.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this ________ day of _____________________,

____

2020, at _________o'clock ___.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this ________ day of ___________________ 2020, at

__________ o'clock ____.M.

____
David A. Wood, Mayor

Appendix "B"
Annexation Ordinance

PETITION #20-11

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. ______

ORDINANCE NO. __________

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE

WHEREAS, a Petition has been presented to the Common Council of the City of Mishawaka, Indiana, praying that certain territory lying contiguous to the corporate limits of the City of Mishawaka, Indiana, be annexed to and declared to be a part of the City of Mishawaka, and that it be provided with a Zoning Classification, and

WHEREAS, the Mishawaka City Plan Commission, to which Commission the petition was duly referred, has recommended the annexation and the zoning as hereinafter set forth, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. The following described real estate be and the same is hereby annexed to and declared to be a part of the City of Mishawaka, Indiana:

South 275.84' of Lot 1 of EPA Douglas Road Minor Including Public Right-of-Way, City of Mishawaka, Clay Township, St. Joseph County, State of Indiana

COMMON ADDRESS: 16813 Douglas Road

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of C-1 General Commercial District.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions – The subject property is located along a heavily travelled section of Douglas Road that serves as the primary arterial roadway connecting the north side of South Bend and the University of Notre Dame to the northern Mishawaka retail area. Traffic volumes in the immediate vicinity are anticipated to increase following completion of roadway improvements (added travel lanes) proposed west of the property. The site, which is currently vacant, is adjacent to a landfill to the north, vacant land to the west zoned for multi-family residential use, vacant land and a mobile home leasing office to the south, and an insurance office to the east.

2. Character of Buildings in the Area – The character of buildings and land uses located along W. Douglas Road corridor vary greatly and include single and multi-family residential, office, medical, and commercial/retail land uses.

3. The most desirable/highest and best use – Because of the property's location along a highly travelled mixed use corridor, the most desirable use for the property is multi-family residential or commercial/office.

4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area. The proposed medical office use is compatible with adjacent land uses and those along the Douglas Road corridor.

5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, does not include the property within its study area. However, a majority of the land on the north side of W. Douglas Road to the west and east identified a preferred or planned use of General Commercial. Furthermore, the Douglas Road Corridor Plan, adopted in 2017, includes commercial (retail, office, and service commercial) as a recommended land use along the corridor.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day of __________________, 2020, at _______ o'clock ___.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this ______ day of _________________, 2020, at o'clock ______.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of ________________, 2020, at _____ ______o'clock ______.M.

____
David A. Wood, Mayor

1. 2.

Appendix "C"

Tab Rate Chart for the year 2019 payable 2020

Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2019 payable 2020, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon.
The following table shows the rate of taxation on each $100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 11, 2020.
Second installment will be delinquent after November 10, 2020. Michael J. Hamann, Auditor of St. Joseph County.

Fund	Fund Name	71 001 Centre Township	71 002 South Bend - Centre	71 003 Clay Township	71 004 South Bend - Clay	71 005 Mishawaka - Clay	71 006 Indian Village	71 007 Roseland	71 008 German Township	71 009 South Bend - German	71 010 Greene Township	71 011 Harris Township	71 014 Lincoln Township	71 015 Walkerton	71 016 Madison Township
101	County General	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368
124	Cumulative Reassessment	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138
180	Debt Service	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085
702	Highway														
706	LR & S														
720	Major Moves SPC														
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333
801	Health	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191
822	Medical Center														
1301	Park & Recreation	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237
2391	Cumulative Capital Development	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333
71 1	Total COUNTY	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783
61	Township Rainy Day														
101	Township General Fund			0.0253	0.0253	0.0253	0.0253	0.0253			0.0182	0.0095	0.0652	0.0652	0.0094
180	TOWNSHIP DEBT SERVICE														
601	Twp Community Bldg										0.0123				
840	Twp Poor Relief/Twp Assistance			0.0054	0.0054	0.0054	0.0054	0.0054	0.0087	0.0087					0.0038
1101	Twp EMS Fund														
1111	Twp Fire										0.2127				0.0824
1181	Twp Fire Bldg Debt Fund														
1187	Twp Emerg Fire Loan														
1190	Twp Cum Fire														0.0300
1312	Twp Recreation								0.0050	0.0050					
8604	Twp Fire Territory General	0.4487		0.2911			0.2911	0.2911	0.2911			0.2911			
8692	Twp Fire Terrority Equip Repla	0.0266		0.0282			0.0282	0.0282	0.0282			0.0282			
71 2	Total TOWNSHIP	0.4753	0	0.35	0.0307	0.0307	0.35	0.35	0.333	0.0137	0.2432	0.3288	0.0652	0.0652	0.1256
61	City/Town Rainy Day														
101	City General		2.6687		2.6687	1.6990		0.5684		2.6687				1.1088	
180	City Debt Service														
181	City/Town Debt Payment														
341	City Fire Pension														
342	City Police Pension														
706	City/Town LR & S														
708	City MVH					0.0468								0.0277	
720	City/Town Major Moves Spc														
1301	City Park & Rec		0.6279		0.6279	0.2307				0.6279				0.1856	
1303	City/Town Park														
1380	Park Bond		0.0405		0.0405					0.0405					
2120	City Cemetary														
2379	City/Town CCI														
2391	City Cum Cap Development		0.0285		0.0285	0.0461		0.0370		0.0285				0.0434	
6290	City Cum Sewer														
8604	City Town Fire Territory Gen												0.3509	0.3509	
8692	City Town Fire Terr Eqp Replac												0.0304	0.0304	
71 3	Total CITY/TOWN	0	3.3656	0	3.3656	2.0226	0	0.6054	0	3.3656	0	0	0.3813	1.7468	0
22	Referendum-Exempt Operating														
61	School Rainy Day														
180	School Debt Service	0.2943	0.2943	0.2943	0.2943	0.2943	0.2943	0.2943	0.2943	0.2943	0.2943	0.3555	0.4295	0.4295	0.3555
186	School Retirement/Pension Debt	0.0351	0.0351	0.0351	0.0351	0.0351	0.0351	0.0351	0.0351	0.0351	0.0351		0.0209	0.0209	
287	Referendum Debt-Exempt Capital														
3101	Education														
3300	Operations	0.7120	0.7120	0.7120	0.7120	0.7120	0.7120	0.7120	0.7120	0.7120	0.7120	0.5504	0.5841	0.5841	0.5504
71 4	Total SCHOOL	1.0414	1.0414	1.0414	1.0414	1.0414	1.0414	1.0414	1.0414	1.0414	1.0414	0.9059	1.0345	1.0345	0.9059
61	Rainy Day														
101	Library General	0.2883	0.2883	0.2883	0.2883	0.2883	0.2883	0.2883	0.2883	0.2883	0.2883	0.1315	0.0832	0.0832	
180	Library Debt Service	0.0313	0.0313	0.0313	0.0313	0.0313	0.0313	0.0313	0.0313	0.0313	0.0313	0.0183	0.0692	0.0692	
283	LIBRARY L/R PAYMENT														
2011	Library LIRF														
71 5	Total LIBRARY	0.3196	0.3196	0.3196	0.3196	0.3196	0.3196	0.3196	0.3196	0.3196	0.3196	0.1498	0.1524	0.1524	0
8001	So Bend Transpo		0.1111		0.1111	0.1111				0.1111					
8090	So Bend Transpo Spec Tran Cum														
8101	Airport Authority General	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304
8180	Airport Sp Airport Debt														
8190	Airport Authority Cum Bldg	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133
8210	Sp Solid Waste Ma														
71 6	Total SPECIAL UNIT	0.0437	0.1548	0.0437	0.1548	0.1548	0.0437	0.0437	0.0437	0.1548	0.0437	0.0437	0.0437	0.0437	0.0437
	Total Tax Rates (Less Convervancy)	2.5583	5.5597	2.433	5.5904	4.2474	2.433	3.0384	2.416	5.5734	2.3262	2.1065	2.3554	3.7209	1.7535

Property Tax System 02/03/2020 10:26 AM by Kgregori

1. Clay Township Tax Rates - Prior to Annexation

2. Mishawaka - Clay Tax Rates - Post Annexation

St. Joseph County
Submitted to the State on
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: Mental Health Revenue Refunding Bonds, Series 2012 (Limited Tax)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 79062V
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 5-1-5 and 36-2-6-18
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County, Indiana
Current Debt Limit: $53,332,514.00
Current Debt Capacity (after issuance of this debt): $41,332,514.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale: 9/13/2012
Date of Debt Closing: 9/27/2012

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other (Mental Health Property Tax Levy) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? Yes

Purpose/Cost

Purpose of Debt: Current refunding of outstanding Economic Development Refunding Revenue Bonds, Series 1997
Total Project Cost: $4,355,660.76

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
10/30/2012	$0	0.00	$0	$0		$0				$4,080,000
2/15/2013	$170,000	2.00	$38,103	$208,103		$208,103				$3,910,000
8/15/2013	$225,000	2.00	$48,000	$273,000		$0				$3,685,000
2/15/2014	$225,000	2.00	$45,750	$270,750		$543,750				$3,460,000
8/15/2014	$225,000	2.00	$43,500	$268,500		$0				$3,235,000
2/15/2015	$235,000	2.00	$41,250	$276,250		$544,750				$3,000,000
8/15/2015	$235,000	2.00	$38,900	$273,900		$0				$2,765,000
2/15/2016	$235,000	3.00	$36,550	$271,550		$545,450				$2,530,000
8/15/2016	$235,000	2.00	$33,025	$268,025		$0				$2,295,000
2/15/2017	$250,000	2.00	$30,675	$280,675		$548,700				$2,045,000
8/15/2017	$250,000	2.00	$28,175	$278,175		$0				$1,795,000

2/15/2018	$250,000	2.50	$25,675	$275,675		$553,850				$1,545,000
8/15/2018	$250,000	2.50	$22,550	$272,550		$0				$1,295,000
2/15/2019	$250,000	3.00	$19,425	$269,425		$541,975				$1,045,000
8/15/2019	$255,000	3.00	$15,675	$270,675		$0				$790,000
2/15/2020	$260,000	3.00	$11,850	$271,850		$542,525				$530,000
8/15/2020	$265,000	3.00	$7,950	$272,950		$0				$265,000
2/15/2021	$265,000	3.00	$3,975	$268,975		$541,925				$0
Total	**$4,080,000**		**$491,028**	**$4,571,028**		**$4,571,028**				

Notes

St. Joseph County
Submitted to the State on
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: Economic Development Income Tax Revenue Bonds of 2014
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 790607
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 6-3.5-7
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County
Current Debt Limit: $52,426,723.00
Current Debt Capacity (after issuance of this debt): $35,171,723.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 9/16/2014
Date of Appropriation Resolution:
Date of Debt Sale: 12/11/2014
Date of Debt Closing: 12/30/2014

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: Primary
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Construct a new Public Safety Answering Point and renovate existing facility to serve as a backup
Total Project Cost: $9,155,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received: 11/18/2014
Date Construction Started: 9/30/2014
Estimated Date of Substantial Completion: 9/30/2015

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
6/30/2015	$210,000	2.00	$131,866	$341,866						$8,945,000
12/31/2015	$215,000	2.00	$129,766	$344,766		$686,631				$8,730,000
6/30/2016	$215,000	2.00	$127,616	$342,616						$8,515,000
12/31/2016	$220,000	2.00	$125,466	$345,466		$688,081				$8,295,000
6/30/2017	$220,000	2.00	$123,266	$343,266						$8,075,000
12/31/2017	$225,000	2.00	$121,066	$346,066		$689,331				$7,850,000
6/30/2018	$225,000	2.00	$118,816	$343,816						$7,625,000
12/31/2018	$225,000	2.00	$116,566	$341,566		$685,381				$7,400,000
6/30/2019	$230,000	2.00	$114,316	$344,316						$7,170,000
12/31/2019	$230,000	2.00	$112,016	$342,016		$686,331				$6,940,000
6/30/2020	$235,000	2.00	$109,716	$344,716						$6,705,000

12/31/2020	$235,000	2.00	$107,366	$342,366		$687,081				$6,470,000
6/30/2021	$240,000	3.00	$105,016	$345,016						$6,230,000
12/31/2021	$240,000	3.00	$101,416	$341,416		$686,431				$5,990,000
6/30/2022	$245,000	3.00	$97,816	$342,816						$5,745,000
12/31/2022	$250,000	3.00	$94,141	$344,141		$686,956				$5,495,000
6/30/2023	$255,000	3.00	$90,391	$345,391						$5,240,000
12/31/2023	$255,000	3.00	$86,566	$341,566		$686,956				$4,985,000
6/30/2024	$260,000	3.00	$82,741	$342,741						$4,725,000
12/31/2024	$265,000	3.00	$78,841	$343,841		$686,581				$4,460,000
6/30/2025	$190,000	3.00	$74,866	$264,866						$4,270,000
12/31/2025	$195,000	3.00	$72,016	$267,016		$531,881				$4,075,000
6/30/2026	$200,000	3.00	$69,091	$269,091						$3,875,000
12/31/2026	$200,000	3.00	$66,091	$266,091		$535,181				$3,675,000
6/30/2027	$205,000	3.13	$63,091	$268,091						$3,470,000
12/31/2027	$205,000	3.13	$59,888	$264,888		$532,978				$3,265,000
6/30/2028	$210,000	3.25	$56,684	$266,684						$3,055,000
12/31/2028	$215,000	3.25	$53,272	$268,272		$534,956				$2,840,000
6/30/2029	$215,000	3.38	$49,778	$264,778						$2,625,000
12/31/2029	$220,000	3.38	$46,150	$266,150		$530,928				$2,405,000
6/30/2030	$225,000	3.38	$42,438	$267,438						$2,180,000
12/31/2030	$225,000	3.38	$38,641	$263,641		$531,078				$1,955,000
6/30/2031	$230,000	3.50	$34,844	$264,844						$1,725,000
12/31/2031	$235,000	3.50	$30,819	$265,819		$530,663				$1,490,000
6/30/2032	$240,000	3.50	$26,706	$266,706						$1,250,000
12/31/2032	$240,000	3.50	$22,506	$262,506		$529,213				$1,010,000
6/30/2033	$245,000	3.63	$18,306	$263,306						$765,000
12/31/2033	$250,000	3.63	$13,866	$263,866		$527,172				$515,000
6/30/2034	$255,000	3.63	$9,334	$264,334						$260,000
12/31/2034	$260,000	3.63	$4,713	$264,713		$529,047				$0
Total	**$9,155,000**		**$3,027,870**	**$12,182,870**		**$12,182,857**				

Notes

St. Joseph County
Submitted to the State on Friday, February 17, 2017
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: St. Joseph County Redevelopment District, Special Taxing District Bonds of 2016
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 79062M
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized: I.C. 36-7-14 & I.C. 36-7-25
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County Redevelopment District
Current Debt Limit: $28,513,058.00
Current Debt Capacity (after issuance of this debt): $15,333,058.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s): Tri-County News and South Bend Tribune
Date of Public Hearing: 7/1/2016
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution: 7/12/2016
Date of Debt Sale: 11/21/2016
Date of Debt Closing: 11/30/2016

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Provide funds to finance various improvements in or serving the NewCarlisle EconomicDevelopmentArea
Total Project Cost: $9,197,753.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/1/2038	$380,000	4.00	$7,600	$387,600		$395,200				$0
8/1/2037			$7,600	$7,600						$380,000
2/1/2037	$365,000	4.00	$14,900	$379,900		$394,800				$380,000
8/1/2036			$14,900	$14,900						$745,000
2/1/2036	$350,000	4.00	$21,900	$371,900		$393,800				$745,000
8/1/2035			$21,900	$21,900						$1,095,000
2/1/2035	$335,000	4.00	$28,600	$363,600		$392,200				$1,095,000
8/1/2034			$28,600	$28,600						$1,430,000
2/1/2034	$325,000	4.00	$35,100	$360,100		$395,200				$1,430,000
8/1/2033			$35,100	$35,100						$1,755,000
2/1/2033	$310,000	4.00	$41,300	$351,300		$392,600				$1,755,000

8/1/2032			$41,300	$41,300						$2,065,000
2/1/2032	$300,000	4.00	$47,300	$347,300		$394,600				$2,065,000
8/1/2031			$47,300	$47,300						$2,365,000
2/1/2031	$290,000	4.00	$53,100	$343,100		$396,200				$2,365,000
8/1/2030			$53,100	$53,100						$2,655,000
2/1/2030	$275,000	4.00	$58,600	$333,600		$392,200				$2,655,000
8/1/2029			$58,600	$58,600						$2,930,000
2/1/2029	$265,000	4.00	$63,900	$328,900		$392,800				$2,930,000
8/1/2028			$63,900	$63,900						$3,195,000
2/1/2028	$620,000	3.00	$73,200	$693,200		$766,400				$3,195,000
8/1/2027			$73,200	$73,200						$3,815,000
2/1/2027	$600,000	3.00	$82,200	$682,200		$764,400				$3,815,000
8/1/2026			$82,200	$82,200						$4,415,000
2/1/2026	$585,000	3.00	$90,975	$675,975		$766,950				$4,415,000
8/1/2025			$90,975	$90,975						$5,000,000
2/1/2025	$565,000	3.00	$99,450	$664,450		$763,900				$5,000,000
8/1/2024			$99,450	$99,450						$5,565,000
2/1/2024	$550,000	3.00	$107,700	$657,700		$765,400				$5,565,000
8/1/2023			$107,700	$107,700						$6,115,000
2/1/2023	$535,000	3.00	$115,725	$650,725		$766,450				$6,115,000
8/1/2022			$115,725	$115,725						$6,650,000
2/1/2022	$520,000	3.00	$123,525	$643,525		$767,050				$6,650,000
8/1/2021			$123,525	$123,525						$7,170,000
2/1/2021	$505,000	3.00	$131,100	$636,100		$767,200				$7,170,000
8/1/2020			$131,100	$131,100						$7,675,000
2/1/2020	$490,000	3.00	$138,450	$628,450		$766,900				$7,675,000
8/1/2019			$138,450	$138,450						$8,165,000
2/1/2019	$565,000	3.00	$146,925	$711,925		$858,850				$8,165,000
8/1/2018			$146,925	$146,925						$8,730,000
2/1/2018			$146,925	$146,925		$343,641				$8,730,000
8/1/2017			$196,716	$196,716						$8,730,000
Total	**$8,730,000**		**$3,306,741**	**$12,036,741**		**$12,036,741**				

Notes

St. Joseph County
Submitted to the State on Thursday, April 12, 2018
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2017 General Obligation (Guaranteed Energy Savings) Bonds
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number:
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: Saint Joseph County
Current Debt Limit: $54,674,687.00
Current Debt Capacity (after issuance of this debt): $44,174,687.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing: 8/8/2017
Date of Final Approval/Lease Execution: 8/15/2017
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 10/12/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Capital improvements to County facilities for energy savings
Total Project Cost: $10,574,935.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
12/30/2017	$0	2.00	$53,062	$53,062		$53,062	$0			$10,500,000
6/30/2018	$260,000	2.00	$122,450	$382,450			$0			$10,240,000
12/30/2018	$315,000	2.00	$119,850	$434,850		$817,300	$0			$9,925,000
6/30/2019	$320,000	2.00	$116,700	$436,700			$0			$9,605,000
12/30/2019	$325,000	2.00	$113,500	$438,500		$875,200	$0			$9,280,000
6/30/2020	$325,000	2.00	$110,250	$435,250			$0			$8,955,000
12/30/2020	$330,000	2.00	$107,000	$437,000		$872,250	$0			$8,625,000
6/30/2021	$330,000	2.00	$103,700	$433,700			$0			$8,295,000
12/30/2021	$335,000	2.00	$100,400	$435,400		$869,100	$0			$7,960,000
6/30/2022	$340,000	2.00	$97,050	$437,050			$0			$7,620,000
12/30/2022	$345,000	2.00	$93,650	$438,650		$875,700	$0			$7,275,000
6/30/2023	$345,000	2.00	$90,200	$435,200			$0			$6,930,000

12/30/2023	$350,000	2.00	$86,750	$436,750		$871,950	$0			$6,580,000
6/30/2024	$355,000	2.00	$83,250	$438,250			$0			$6,225,000
12/30/2024	$355,000	2.00	$79,700	$434,700		$872,950	$0			$5,870,000
6/30/2025	$360,000	2.00	$76,150	$436,150			$0			$5,510,000
12/30/2025	$365,000	2.00	$72,550	$437,550		$873,700	$0			$5,145,000
6/30/2026	$365,000	2.13	$68,900	$433,900			$0			$4,780,000
12/30/2026	$370,000	2.25	$65,022	$435,022		$868,922	$0			$4,410,000
6/30/2027	$375,000	2.38	$60,859	$435,859			$0			$4,035,000
12/30/2027	$380,000	2.38	$56,406	$436,406		$872,266	$0			$3,655,000
6/30/2028	$385,000	2.50	$51,894	$436,894			$0			$3,270,000
12/30/2028	$390,000	2.50	$47,082	$437,082		$873,975	$0			$2,880,000
6/30/2029	$395,000	2.75	$42,206	$437,206			$0			$2,485,000
12/30/2029	$400,000	2.75	$36,775	$436,775		$873,981	$0			$2,085,000
6/30/2030	$405,000	3.00	$31,275	$436,275			$0			$1,680,000
12/30/2030	$410,000	3.00	$25,200	$435,200		$871,475	$0			$1,270,000
6/30/2031	$415,000	3.00	$19,050	$434,050			$0			$855,000
12/30/2031	$425,000	3.00	$12,825	$437,825		$871,875	$0			$430,000
6/30/2032	$430,000	3.00	$6,450	$436,450		$436,450	$0			$0
Total	**$10,500,000**		**$2,150,156**	**$12,650,156**		**$12,650,156**	**$0**			

Notes

2017 GO Energy Savings Bond. Closed 10/12/17. Gateway debt unlocked and information updated on 4/12/18.

St. Joseph County
Submitted to the State on Thursday, October 19, 2017
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2015 PSAP Equipment Lease (US Bank)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 3/31/2015
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 3/31/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wastewater Revenues: No
Grant Revenue: No
Other (PSAP Charges) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology and Equipment for a 911 Center
Total Project Cost: $12,000,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
6/30/2015	$601,375	2.22	$67,188					$668,563		$11,398,625
12/31/2015	$542,324	2.22	$126,240			$1,337,127		$668,563		$10,856,301
6/30/2016	$548,329	2.22	$120,234					$668,563		$10,307,972
12/31/2016	$554,403	2.22	$114,161			$1,337,127		$668,563		$9,753,569
6/30/2017	$560,543	2.22	$108,021					$668,563		$9,193,026
12/31/2017	$566,751	2.22	$101,813			$1,337,127		$668,563		$8,626,275
6/30/2018	$573,027	2.22	$95,536					$668,563		$8,053,248
12/31/2018	$579,374	2.22	$89,190			$1,337,127		$668,563		$7,473,874
6/30/2019	$585,790	2.22	$82,773					$668,563		$6,888,084

12/31/2019	$592,278	2.22	$76,286			$1,337,127		$668,563		$6,295,806
6/30/2020	$598,838	2.22	$69,724					$668,571		$5,696,968
12/31/2020	$605,469	2.22	$63,094			$1,337,125		$668,563		$5,091,499
6/30/2021	$612,175	2.22	$56,388					$668,563		$4,479,324
12/31/2021	$618,955	2.22	$49,609			$1,337,127		$668,563		$3,860,369
6/30/2022	$625,810	2.22	$42,754					$668,563		$3,234,559
12/31/2022	$632,741	2.22	$35,823			$1,337,127		$668,563		$2,601,818
6/30/2023	$639,748	2.22	$28,815					$668,563		$1,962,070
12/31/2023	$646,833	2.22	$21,730			$1,337,127		$668,563		$1,315,237
6/30/2014	$653,997	2.22	$14,566					$668,563		$661,240
12/30/2014	$661,240	2.22	$7,323			$1,337,127		$668,563		$0
Total	**$12,000,000**		**$1,371,268**			**$13,371,268**		**$13,371,268**		

Notes

2015 PSAP Equipment and Technology Lease. US Bank. $12,000,000 original principal amount.

St. Joseph County
Submitted to the State on Wednesday, November 15, 2017
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2017 PSAP US Bank Technology Lease Amendment
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 11/14/2017
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 11/14/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other (PSAP Charges for Services) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Saint Josephy County
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology Improvements at County 911 Center
Total Project Cost: $2,500,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
5/16/2018	$111,034	2.46	$30,713					$141,747		$2,388,966
11/16/2018	$112,398	2.46	$29,348			$283,494		$141,747		$2,276,568
5/16/2019	$113,779	2.46	$27,968					$141,747		$2,162,789
11/16/2019	$115,177	2.46	$26,570			$283,494		$141,747		$2,047,612
5/16/2020	$116,592	2.46	$25,155					$141,747		$1,931,020
11/16/2020	$118,024	2.46	$23,723			$283,494		$141,747		$1,812,996
5/16/2021	$119,474	2.46	$22,273					$141,747		$1,693,522
11/16/2021	$120,942	2.46	$20,805			$283,494		$141,747		$1,572,580
5/16/2022	$122,428	2.46	$19,319					$141,747		$1,450,152
11/16/2022	$123,932	2.46	$17,815			$283,494		$141,747		$1,326,220
5/16/2023	$125,454	2.46	$16,293					$141,747		$1,200,766
11/16/2023	$126,996	2.46	$14,751			$283,494		$141,747		$1,073,770

5/16/2024	$128,556	2.46	$13,191					$141,747		$945,214
11/16/2024	$130,135	2.46	$11,612			$283,494		$141,747		$815,079
5/16/2025	$131,734	2.46	$10,013					$141,747		$683,345
11/16/2025	$133,352	2.46	$8,395			$283,494		$141,747		$549,993
5/16/2026	$134,990	2.46	$6,757					$141,747		$415,003
11/16/2026	$136,659	2.46	$5,098			$283,494		$141,747		$278,344
5/16/2027	$138,327	2.46	$3,420					$141,747		$140,017
11/16/2027	$140,017	2.46	$1,730			$283,494		$141,747		$0
Total	**$2,500,000**		**$334,949**			**$2,834,940**		**$2,834,940**		

Notes

2017 PSAP Technology Lease Amendment in the amount of $2,500,000 with U.S. Bank. Approved by Commissioners on 11/14/17.

St. Joseph County
Submitted to the State on Monday, January 22, 2018
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2015 Taxable Economic Development Revenue Bonds (General Sheet Metal)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination: 1/7/2015
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 5/1/2015
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 5/27/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other (Company Guarantee) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: General Sheet Metal Expenditures
Total Project Cost: $3,300,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/1/2016		3.00	$67,100	$67,100	$67,100					$3,300,000
8/1/2016		3.00	$49,500	$49,500	$49,500	$116,600				$3,300,000
2/1/2017		3.00	$49,500	$49,500	$49,500					$3,300,000
8/1/2017		3.00	$49,500	$49,500	$49,500	$99,000				$3,300,000
2/1/2018		3.00	$49,500	$49,500	$49,500					$3,300,000
8/1/2018	$90,000	3.00	$49,500	$139,500	$0	$189,000				$3,210,000
2/1/2019	$100,000	3.00	$48,150	$148,150	$0					$3,110,000
8/1/2019	$105,000	3.00	$46,650	$151,650	$0	$299,800				$3,005,000
2/1/2020	$105,000	3.00	$45,075	$150,075	$0					$2,900,000
8/1/2020	$105,000	3.00	$43,500	$148,500	$0	$298,575				$2,795,000
2/1/2021	$110,000	3.00	$41,925	$151,925	$0					$2,685,000
8/1/2021	$110,000	3.00	$40,275	$150,275	$0	$302,200				$2,575,000

2/1/2022	$110,000	3.00	$38,625	$148,625	$0					$2,465,000
8/1/2022	$115,000	3.00	$36,975	$151,975	$0	$300,600				$2,350,000
2/1/2023	$120,000	3.00	$35,250	$155,250	$0					$2,230,000
8/1/2023	$135,000	3.00	$33,450	$168,450	$0	$323,700				$2,095,000
2/1/2024	$135,000	3.00	$31,425	$166,425	$0					$1,960,000
8/1/2024	$135,000	3.00	$29,400	$164,400	$0	$330,825				$1,825,000
2/1/2025	$140,000	3.00	$27,375	$167,375	$0					$1,685,000
8/1/2025	$140,000	3.00	$25,275	$165,275	$0	$332,650				$1,545,000
2/1/2026	$145,000	3.00	$23,175	$168,175	$0					$1,400,000
8/1/2026	$145,000	3.00	$21,000	$166,000	$0	$334,175				$1,255,000
2/1/2027	$150,000	3.00	$18,825	$168,825	$0					$1,105,000
8/1/2027	$150,000	3.00	$16,575	$166,575	$0	$335,400				$955,000
2/1/2028	$155,000	3.00	$14,325	$169,325	$0					$800,000
8/1/2028	$155,000	3.00	$12,000	$167,000	$0	$336,325				$645,000
2/1/2029	$160,000	3.00	$9,675	$169,675	$0					$485,000
8/1/2029	$160,000	3.00	$7,275	$167,275	$0	$336,950				$325,000
2/1/2030	$160,000	3.00	$4,875	$164,875	$0					$165,000
8/1/2030	$165,000	3.00	$2,475	$167,475	$0	$332,350				$0
Total	**$3,300,000**		**$968,150**	**$4,268,150**	**$265,100**	**$4,268,150**				

Notes

Debt Schedule No. 15 2015 Taxable Economic Development Revenue Bonds (General Sheet Metal).

St. Joseph County
Submitted to the State on Monday, February 11, 2019
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2019 Motorola PSAP CAD System Capital Lease
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 1/15/2019
Date of Appropriation Resolution:
Date of Debt Sale: 1/15/2019
Date of Debt Closing: 1/15/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: New PSAP 911 CAD System
Total Project Cost: $2,976,131.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received: 8/24/2018
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/1/2020	$377,837	3.91	$116,367			$494,204		$494,204		$2,598,294
2/1/2021	$392,611	3.91	$101,593			$494,204		$494,204		$2,205,683
2/1/2022	$407,962	3.91	$86,242			$494,204		$494,204		$1,797,721
2/1/2023	$423,913	3.91	$70,291			$494,204		$494,204		$1,373,802
2/1/2024	$440,488	3.91	$53,716			$494,204		$494,204		$933,319
2/1/2025	$457,711	3.91	$36,493			$494,204		$494,204		$475,608
2/1/2026	$475,608	3.91	$18,596			$494,204		$494,204		$0
Total	**$2,976,130**		**$483,298**			**$3,459,428**		**$3,459,428**		

Notes

Debt Schedule No. 25
2019 Motorola PSAP Lease
Approved by PSAP Executive Board on 12/14/18

Approved by County Commissioners on 12/15/19

St. Joseph County
Submitted to the State on Thursday, October 24, 2019
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: St. Joseph County Redevelopment District Special Taxing District Bonds of 2019 (SS Double Tracking)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 79062M
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 36-7-14 and 36-7-25
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County Redevelopment District
Current Debt Limit: $33,579,426.00
Current Debt Capacity (after issuance of this debt): $16,039,426.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 8/13/2019
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 10/17/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Finance a portion of County's share of the South Shore Double Tracking Project
Total Project Cost: $9,508,859.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
8/1/2020			$213,740			$213,740				$9,375,000
2/1/2021			$135,469							$9,375,000
8/1/2021			$135,469			$270,938				$9,375,000
2/1/2022			$135,469							$9,375,000
8/1/2022			$135,469			$270,938				$9,375,000
2/1/2023			$135,469							$9,375,000
8/1/2023			$135,469			$270,938				$9,375,000
2/1/2024			$135,469							$9,375,000
8/1/2024			$135,469			$270,938				$9,375,000
2/1/2025			$135,469							$9,375,000
8/1/2025			$135,469			$270,938				$9,375,000

2/1/2026			$135,469							$9,375,000
8/1/2026			$135,469			$270,938				$9,375,000
2/1/2027			$135,469							$9,375,000
8/1/2027			$135,469			$270,938				$9,375,000
2/1/2028			$135,469							$9,375,000
8/1/2028			$135,469			$270,938				$9,375,000
2/1/2029			$135,469							$9,375,000
8/1/2029			$135,469			$270,938				$9,375,000
2/1/2030			$135,469							$9,375,000
8/1/2030			$135,469			$270,938				$9,375,000
2/1/2031			$135,469							$9,375,000
8/1/2031			$135,469			$270,938				$9,375,000
2/1/2032			$135,469							$9,375,000
8/1/2032			$135,469			$270,938				$9,375,000
2/1/2033			$135,469							$9,375,000
8/1/2033			$135,469			$270,938				$9,375,000
2/1/2034	$750,000		$135,469							$8,625,000
8/1/2034			$124,219			$1,009,688				$8,625,000
2/1/2035	$800,000		$124,219							$7,825,000
8/1/2035			$112,219			$1,036,438				$7,825,000
2/1/2036	$2,475,000		$112,219							$5,350,000
8/1/2036			$75,094			$2,662,313				$5,350,000
2/1/2037	$2,600,000		$75,094							$2,750,000
8/1/2037			$36,094			$2,711,188				$2,750,000
2/1/2038	$2,750,000		$36,094			$2,786,094				$0
Total	**$9,375,000**		**$4,566,655**			**$13,941,655**				

Notes

Debt Schedule No. 32 - 2019 Redevelopment South Shore Double Tracking Bond. County Share. Closing on October 17, 2019. Financial advisor - Cender & Company. Bond Counsel - Barnes & Thornburg and Thorne Grodknik.

St. Joseph County
Submitted to the State on Thursday, October 24, 2019
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2019 U.S. Bank Police Radio Lease
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 7/2/2019
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 8/15/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Purchase of radios for the police department
Total Project Cost: $1,760,003.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/15/2020	$115,840	2.49	$21,947	$137,787				$137,787		$1,644,163
8/15/2020	$117,285	2.49	$20,502	$137,787		$275,574		$137,787		$1,526,878
2/15/2021	$118,747	2.49	$19,040	$137,787				$137,787		$1,408,131
8/15/2021	$120,228	2.49	$17,559	$137,787		$275,574		$137,787		$1,287,903
2/15/2022	$121,727	2.49	$16,060	$137,787				$137,787		$1,166,176
8/15/2022	$123,245	2.49	$14,542	$137,787		$275,574		$137,787		$1,042,931
2/15/2023	$124,782	2.49	$13,005	$137,787				$137,787		$918,149
8/15/2023	$126,338	2.49	$11,449	$137,787		$275,574		$137,787		$791,811
2/15/2024	$127,914	2.49	$9,874	$137,787				$137,787		$663,897
8/15/2024	$129,509	2.49	$8,279	$137,787		$275,574		$137,787		$534,388
2/15/2025	$131,124	2.49	$6,664	$137,787				$137,787		$403,264
8/15/2025	$132,759	2.49	$5,029	$137,787		$275,574		$137,787		$270,505

2/15/2026	$134,414	2.49	$3,373	$137,787				$137,787		$136,091
8/15/2026	$136,091	2.49	$1,699	$137,794		$275,581		$137,794		$0
Total	**$1,760,003**		**$169,022**	**$1,929,025**		**$1,929,025**		**$1,929,025**		

Notes

Debt Schedule No. 30. U.S. Bank Capital Lease for police radios. seven years. 14 semi-annual payments.

St. Joseph County
Submitted to the State on Friday, October 25, 2019
Report printed on Wednesday, May 27, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2019 U.S. Bank Election Equipment Lease
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 7/2/2019
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 7/19/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Purchase of new election equipment
Total Project Cost: $2,500,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
1/15/2020	$235,946	2.56	$31,975	$267,921				$267,921		$2,264,054
7/15/2020	$238,964	2.56	$28,957	$267,921		$535,842		$267,921		$2,025,090
1/15/2021	$242,021	2.56	$25,901	$267,921				$267,921		$1,783,069
7/15/2021	$245,116	2.56	$22,805	$267,921		$535,842		$267,921		$1,537,953
1/15/2022	$248,251	2.56	$19,670	$267,921				$267,921		$1,289,702
7/15/2022	$251,426	2.56	$16,495	$267,921		$535,842		$267,921		$1,038,276
1/15/2023	$254,642	2.56	$13,280	$267,921				$267,921		$783,634
7/15/2023	$257,899	2.56	$10,023	$267,921		$535,842		$267,921		$525,735
1/15/2024	$261,197	2.56	$6,724	$267,921				$267,921		$264,538
7/15/2024	$264,538	2.56	$3,384	$267,925		$535,846		$267,925		$0
Total	**$2,500,000**		**$179,214**	**$2,679,214**		**$2,679,214**		**$2,679,214**		

Notes

Debt Schedule No. 31. 2019 U.S. Bank Election Equipment Lease. 5-year lease. Paid with Cumulative Capital Development Fund. Vendor RBM Consulting.

INDIANA Gateway

Report Search / Bond/Lease Report

Report Builder: Bond/Lease Report

County	St. Joseph	Unit Type	Township
Unit	CLAY TOWNSHIP	Debt Status	Retired Debt
Debt Type	All	Source of Repayment	All Sources of Repayment
Debt Name	E-One Engines Lease		

View Report

1 of 1 Find | Next

Clay Township, St. Joseph County
Submitted to the State on
Report printed on Wednesday, July 01, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: E-One Engines Lease
Debt Status: Retired
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 6-1.1-20.6
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 11/21/2013
Date of Appropriation Resolution: 11/21/2013
Date of Debt Sale:
Date of Debt Closing: 5/9/2014

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wastewater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Capital Equipment Lease Purchase
Total Project Cost: $1,540,870.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
6/30/2014	$141,000	1.75	$3,664					$144,664		
12/31/2014	$143,000	1.75	$11,699					$154,699		
6/30/2015	$145,000	1.75	$10,448					$155,448		
12/31/2015	$146,000	1.75	$9,179					$155,179		
6/30/2016	$147,500	1.75	$7,902					$155,402		
12/31/2016	$148,500	1.75	$6,611					$155,111		
6/30/2017	$150,000	1.75	$5,312					$155,312		
12/31/2017	$151,000	1.75	$3,999					$154,999		
6/30/2018	$152,000	1.75	$2,678					$154,678		
12/31/2018	$154,030	1.75	$1,348					$155,378		
Total	**$1,478,030**		**$62,840**					**$1,540,870**		

Notes

RECEIVED
DEBORAH S. BLOCK, MMC

JUN 11 2020

CITY CLERK
MISHAWAKA, IN

PETITION #20-11

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-22

ORDINANCE NO. _________

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE

WHEREAS, a Petition has been presented to the Common Council of the City of Mishawaka, Indiana, praying that certain territory lying contiguous to the corporate limits of the City of Mishawaka, Indiana, be annexed to and declared to be a part of the City of Mishawaka, and that it be provided with a Zoning Classification, and

WHEREAS, the Mishawaka City Plan Commission, to which Commission the petition was duly referred, has recommended the annexation and the zoning as hereinafter set forth, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. The following described real estate be and the same is hereby annexed to and declared to be a part of the City of Mishawaka, Indiana:

South 275.84' of Lot 1 of EPA Douglas Road Minor Including Public Right-of-Way, City of Mishawaka, Clay Township, St. Joseph County, State of Indiana

COMMON ADDRESS: 16813 Douglas Road

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of C-1 General Commercial District.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions – The subject property is located along a heavily travelled section of Douglas Road that serves as the primary arterial roadway connecting the north side of South Bend and the University of Notre Dame to the northern Mishawaka retail area. Traffic volumes in the immediate vicinity are anticipated to increase following completion of roadway improvements (added travel lanes) proposed west of the property. The site, which is currently vacant, is adjacent to a landfill to the north, vacant land to the west zoned for multi-family residential use, vacant land and a mobile home leasing office to the south, and an insurance office to the east.

2. Character of Buildings in the Area – The character of buildings and land uses located along W. Douglas Road corridor vary greatly and include single and multi-family residential, office, medical, and commercial/retail land uses.

Proposed Ordinance No. 20-22

Ordinance No. ___________

3. The most desirable/highest and best use – Because of the property's location along a highly travelled mixed use corridor, the most desirable use for the property is multi-family residential or commercial/office.

4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area. The proposed medical office use is compatible with adjacent land uses and those along the Douglas Road corridor.

5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, does not include the property within its study area. However, a majority of the land on the north side of W. Douglas Road to the west and east identified a preferred or planned use of General Commercial. Furthermore, the Douglas Road Corridor Plan, adopted in 2017, includes commercial (retail, office, and service commercial) as a recommended land use along the corridor.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day of __________________, 2020, at _______ o'clock ___.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this ______ day of _________________, 2020, at o'clock _____.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of ________________, 2020, at _____ ______o'clock ______.M.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

MAY 26 2020

CITY CLERK
MISHAWAKA, IN

PET 20-11

RECEIVED
MAY 18 2020
ECONOMIC
COMMUNITY DEVELOPMENT
PLANNING

DATE: 9 May 2020

TO THE:

Honorable Members of the Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana

RE: Petition for Annexation and Zoning Classification

The undersigned *C&H WALLACE FAMILY LLC* respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

16813 Douglas Road, South Bend, Indiana
Lot 1 of EPA, DOUGLAS ROAD MINOR AND ADJACENT PUBLIC RIGHT-OF-WAY

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located *16813 Douglas Road, South Bend, Indiana* and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a *C1 Zoning* District. Petitioners further state they intend to utilize said land for *a possible medical office at a later date*.

Accompanying this petition is a survey showing the above-described parcel of real estate. We will approach to council with a design of the building, showing the size of the proposed building and also the location of the proposed building structure(s) at a later date when construction is planned.

Petitioners further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a *C1 zone classification*.

Wayne Wallace — dotloop verified 05/12/20 9:42 AM EDT YNIW-UFGQ-WUDV-7IAV

Wayne Wallace

Property Owner Signature
Wayne Wallace

Print Property Owner Name

Contact Person:

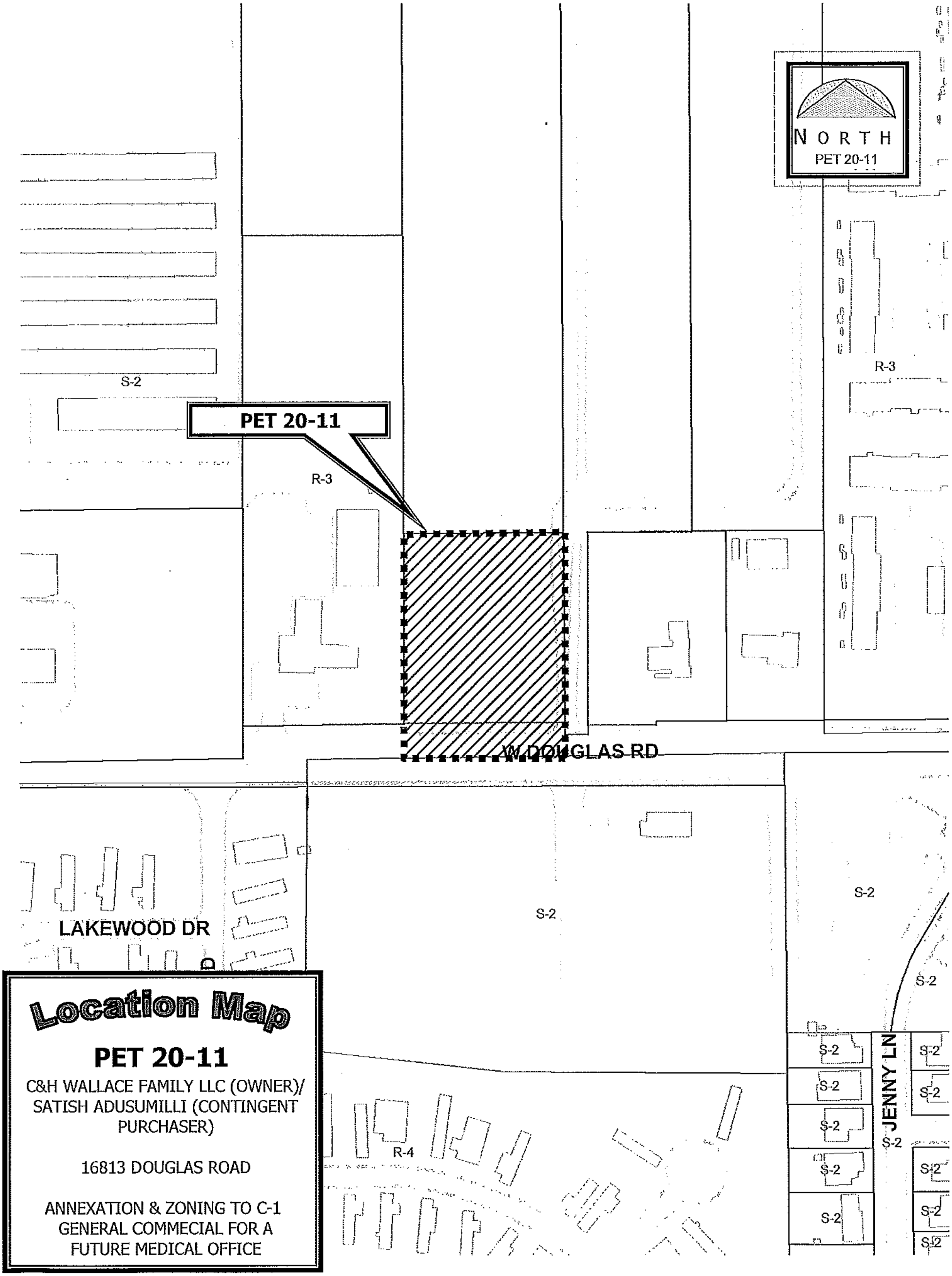
NAME Satish Adusumilli
ADDRESS 51112 Old Cottage ds, Granger, IN-46545
TELEPHONE NUMBER 860-333-4670
FAX NUMBER
EMAIL satishraovet@yahoo.com

To Whom It may Concern

I authorize, Sree Sai Satish Adusumilli, to apply for annexation and rezoning of property located at 16813 West Douglas Road to the city of Mishawaka.

Wayne Wallace

dotloop verified
05/12/20 9:42 AM EDT
L6JE-WP0E-EJ4B-PKCP


NORTH
PET 20-11
S-2
R-3
PET 20-11
R-3
W DOUGLAS RD
LAKEWOOD DR
S-2
S-2
S-2
JENNY LN
S-2
S-2
S-2
S-2
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S-2
S-2
S-2
S-2
S-2
R-4
Location Map
PET 20-11
C&H WALLACE FAMILY LLC (OWNER)/
SATISH ADUSUMILLI (CONTINGENT
PURCHASER)
16813 DOUGLAS ROAD
ANNEXATION & ZONING TO C-1
GENERAL COMMECIAL FOR A
FUTURE MEDICAL OFFICE

PROPOSED ORDINANCE NO. 2020-23

ORDINANCE NO. ________

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS PURSUANT TO IC 5-13-9-5

Whereas, the City of Mishawaka (the "City") desires pursuant to IC 5-13-9-5 to allow banks outside the political subdivision to submit quotes on public funds certificates of deposit for the purpose of investing its operating and utility funds;

Section 1. Now, therefore, pursuant to IC 5-13-9-5, the Common Council of the City of Mishawaka hereby authorizes the investing officer of the City to invest in certificates of deposit of depositories that have been designated by the state board of finance as a depository for state deposits under IC 5-13-9.5. This authorization expires one (1) year after the adoption date.

Section 2. This ordinance shall be in full force and effect from and after its passage, signing and attestation.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana

On this ___________ day of _______________, 2020 at __________ o'clock, ____. M.

____
Gregg Hixenbaugh, Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME to the Mayor of the City of Mishawaka, Indiana

on this __________ day of _________________, 2020 at_______ o'clock, ____. M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this ___________ day of __________________, 2020 at

________________ o'clock, _____. M.

____
David A. Wood, Mayor

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller
Kurtis Vardaman, Deputy Controller

Date: June 26, 2020

To: Honorable Members of the Common Council

From: Rebecca Miller

Re: Investment of Public Funds

For the July 6th meeting I am requesting first reading on our Investment of Public Funds ordinance. This ordinance has an annual renewal and is necessary to allow me to invest in financial institutions outside of the Mishawaka city limits.

I work with Baker Tilly who requests bids and recommends the most advantageous interest rate and maturity date.

Please contact me with any questions.

c: David A. Wood, Mayor

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

OFFICE OF THE MAYOR

RECEIVED
DEBORAH S. BLOCK, MMC

JUL 16 2020

CITY CLERK
MISHAWAKA, IN

July 15th, 2020

Honorable Gregg Hixenbaugh
President, Mishawaka Common Council
600 East Third Street
Mishawaka, Indiana 46544

Dear Council President Hixenbaugh:

This letter shall serve as notice that I hereby veto Council Ordinance. No.2020-13 as amended/replaced, specifically the PUD Amendment to allow Quick Service Oil Changes as a use that included a Reduction of Parking Spaces, Setbacks and Landscaping – 317 W. Indian Ridge Blvd.

In short, I am supporting the recommendation of staff and the Planning Commission, including the findings of fact included in the original ordinance that was amended and replaced by the Council.

I was also guided by the letter Mayor Beutter drafted in 1996 when he vetoed the now Drive and Shine use where the Council at the time apparently made non-binding "protective guarantees" that pushed a project forward that Mayor Beutter referred to as "poor legislation and poor public policy".

In reference to the Council's divided partisan approval of this request, in my opinion, for the majority to use the Drive and Shine projects existence as part of a rationale to approve a similarly flawed use would be a dangerous precedent for land use matters that our future decisions are disproportionately guided by our past bad decisions.

I feel that this is a good project, just one that has been proposed in the wrong location. If this veto holds, I would encourage the developer to look at some of the many other sites in our City where this type of facility would be appropriate. This is exactly what happened with John's Auto Spa that was denied by the Council to locate next to Buffalo Wild Wings on Grape Road, despite the favorable recommendation that was provided, that is now approved to build at the former Rally's site at the intersection of Grape Road and McKinley Avenue.

I would also encourage Home Depot to continue to market the location for other uses that are currently permitted within the existing Planned Unit Development.

Sincerely,

David A. Wood, Mayor

1st Reading 7-6-20
2nd Reading 7-6-20
Passed 7-6-20
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
JUL 01 2020
CITY CLERK
MISHAWAKA, IN

PETITION 20-06

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE No. 2020-13

ORDINANCE NO. 5699

AS AMENDED

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOW AS THE "THE ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA

WHEREAS, the Common Council of the City of Mishawaka has been petitioned to amend its Zoning Ordinance to allow for a Planned Unit Development (PUD) to be amended to allow for a quick service oil change business at a proposed lot on property located at 317 Indian Ridge Boulevard, Mishawaka, Indiana 46545; and

WHEREAS, the Common Council of the City of Mishawaka, having given due consideration to the petition, and having conducted a public hearing regarding the same,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing conditions - The subject property is currently part of the Home Dept parking lot. Home Depot endorses the use of the property for a quick service oil change facility, and such use is not incompatible with other existing uses, and may be considered a reasonable complimentary service to other uses at and near the subject property.

2. Character of Buildings in Area - Buildings within the area are generally service commercial or restaurant uses, and while automobile related uses are not currently located within the PUD, surrounding areas do have automobile uses within 300 feet of Main Street, including on Main Street.

3. The most desirable/highest and best use – The requested PUD amendment reflects this Council's statement within Section 137-671 of the Municipal Code that there needs to be flexibility to meet the needs of the market place, and given the price of real estate in the area of the subject property, lack of frontage on Main Street, and other factors, the PUD amendment allows for the most desirable and highest and best use that can be attained presently.

4. Conservation of Property Values - The proposed amendment is not injurious to property values in the surrounding area.

5. Comprehensive Plan – while development trends were recognized within the City of Mishawaka's 2000 Comprehensive Plan, the proposed quick oil change service facility, which is not fronting on Main Street, is not prohibited by the Comprehensive Plan, nor inconsistent with that Plan.

Section 2. Chapter 137 of the Municipal Code of the City of Mishawaka, commonly known as "The Zoning Ordinance of 1966," be, and the same is hereby amended as follows:

a. The following described real estate in the City of Mishawaka, Clay Township, St. Joseph County, State of Indiana, to-wit:

> Lot 1 Home Depot Minor Subdivision as recorded under Instrument #0335529 in the Office of the Recorder of St. Joseph County, Indiana
>
> Common Address: South Side of Indian Ridge Boulevard, west of Main Street in Home Depot Parking Lot

Which real estate is now classified as S-2 Planned Unit Development District, shall hereafter be amended so as to allow a quick service oil change facility;

b. In connection with this Amendment, the creation of a proposed Lot 8 within the PUD and minor subdivision is hereby approved for construction and operation of a quick service oil change facility;

c. In connection with this Amendment and intended use, with respect to the proposed Lot 8 within the PUD and minor subdivision, the required five (5) feet pavement setback is reduced to zero (0) feet along the west, east and south property lines, which is a direct result of splitting the parcel into separate ownerships;

d. In connection with this Amendment and the proposed Lot 8, internal landscaping shall be provided, including planting of hedges, bushes, or low growth trees, to be coordinated in connection with a final site plan for Lot 8 and any quick service oil change facility must satisfy requirements of environmental laws and regulations:

e. With respect to Lot 1 within the PUD, and the operation of the Home Depot business, there is hereby approved a reduction in the required number of required parking spaces from 389 spaces to 362 spaces.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this 6th day of July 2020, at 7:21 o'clock P .M.

Presiding Officer
Gregg A. Hixenbaugh

Attest:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this 7th day of July, 2020, at 8:55 o'clock A .M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _______ day of __________________, 2020, at _______o'clock ____.M.

David A. Wood, Mayor